Key: 9681

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,911

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOSHER RAYMOND & WILLIAM MOSHER 21 CENTENNIAL DRIVE APT 11 NORWOOD, MA 02062	44.0-28-0	57 VALLEY FARM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOSHER RAYMOND &	03/20/2015	F		28748-345+46
MOSHER JANE	10/11/2007	F	1	22398-123
MOSHER JANE		XX		05447-00285

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

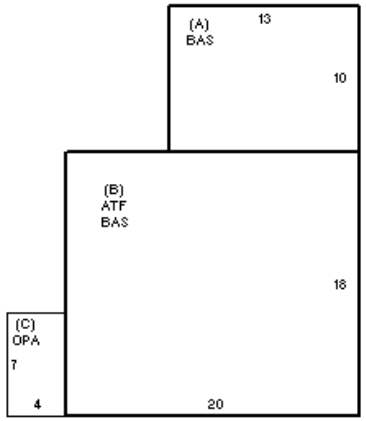
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00			216,390
300	A	0.182	14	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00			2,970

TOTAL	1.100 Acres	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: PHOTO #3 IS SHED/GARAGE;Per Treasurer of BWT=well

ASSESSED	CURRENT	PREVIOUS
LAND	219,400	194,100
BUILDING	111,700	98,900
DETACHED	5,500	5,300
OTHER	0	0
TOTAL	**336,600**	**298,300**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	F	0.70	F	0.60	10 X 20		200	37.32	4,500
SHF	F	0.70	F	0.60	10 X 15		150	11.50	1,000

PHOTO 07/30/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/30/2001	EB
LIST	7/30/2001	EB
REVIEW	7/30/2001	EB

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	490	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	490	1800	236.68	115,974
B	ATF	N	ATTIC FINISH	360		67.66	24,359
C	OPA	N	OPEN PORCH	28		88.80	2,486
	CPC	O	CAPE CELLAR	1		4,115.80	4,116

TOTAL RCN 146,935

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $111,700