

Key: 9683

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.913

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PEDERSEN GEOFFREY PO BOX 109 POCASSET, MA 02559				44.0-29-0				60 VALLEY FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEDERSEN GEOFFREY				08/10/2016	F	1	29854-251				
60 VALLEY FARM ROAD LLC				11/20/2015	F	1	29288-165				
PEDERSEN GEOFFREY				06/30/2014	F	1	28235-65				

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

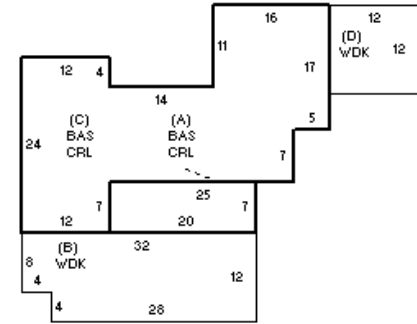
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	R04	1.00	216,390
300	A	0.832	14	1.00	100	1.00	100	1.00	1.00	R04	1.00	13,560

DETACHED

TOTAL	1.750 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	230,000	203,500			
Infl1	AVG		BUILDING	177,200	156,900			
N_Index	AVG		DETACHED	10,000	9,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>417,200</b>	<b>369,900</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	16 X 22	352	40.60	10,000



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/2/2008	SAL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/5/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1931	SIZE ADJ	1.020
NET AREA	959	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	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	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	959		19.72	18,911
+	BAS	L	BASE AREA	959	1931	192.16	184,279
+	WDK	N	WOOD DECK	512		20.70	10,597
	F11	O	FPL 1S 1OP	1		7,769.40	7,769

TOTAL RCN	221,556
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$177,200