

Key: 10800

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.074

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LIPCHAK WESLEY M JR & MARYANN TRS WESLEY LIPCHAK JR TRUST PO BOX 209 CATAUMET, MA 02534				51.1-40-1				199 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LIPCHAK WESLEY M JR & MAR				07/21/2022	F	1 35261-120					
LIPCHAK W MICHALETUX				07/25/2014	QS	570,000 28285-121					
MCDADE BRIAN GEORGE ETUX				07/02/2012	F	1 26469-2					

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	%
EXB-22-150	03/21/2022	14	SOLAR	39,632			100	100
19655	07/25/2019	2	ADDITIONS	126,525	07/16/2020	TL	100	100
09510	10/16/2009	2	ADDITIONS	25,000	04/21/2010	TL	100	100
393089	06/30/1989	3	ALT/RENO	1,300	12/28/1989	HLD	100	100


LAND

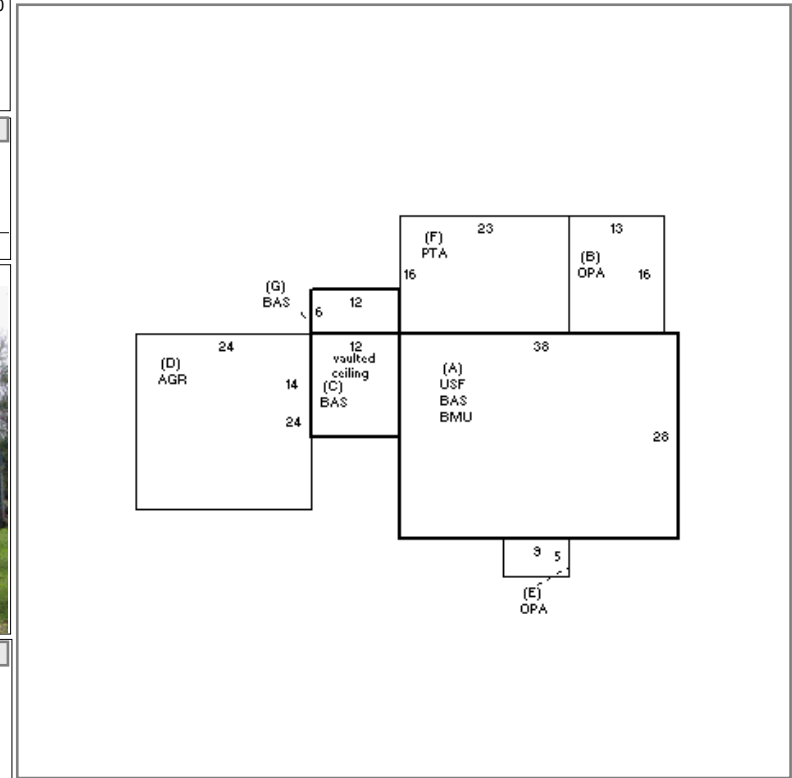
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BAV	2.20		476,070
300	A	0.202	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BAV	2.20		7,240

DETACHED

TOTAL	1.120 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE	LAND			483,300	418,000	
Infl1	AVG			BUILDING			452,600	405,100	
N_Index	AVG			DETACHED			1,200	1,100	
				OTHER			0	0	
				TOTAL			937,100	824,200	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/21/2010
SHF	A	1.00	A 0.75 8 X 12			0.00			
WDK	A	1.00	10 0.90 6X12		72	18.30	1,200		



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,298
NET AREA	2,368	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,064		38.85	41,333		
\$NLA(RCN)	\$222	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,064	1984	200.26	213,074		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,064	1984	110.76	117,846		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	253		62.70	15,862		
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	168	1993	200.26	33,643		
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	576		65.84	37,925		
				HEATING/COOLING	2	HOT WATER	1.02	F	PTA	N	PATIO	368		14.49	5,331		
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	72	2009	200.26	14,419		
				USE	0		1.00		BMF	N	BSMT FINISH	560		46.68	26,138		
									F21	O	FPL 2S IOP	1		9,384.20	9,384		
									FIX	O	XTRA FIXTURES	5		2,268.66	11,343		

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$452,600
-------	-----------