

Key: 1576

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.575

LEGAL

LAND

DETACHED

BUILDING

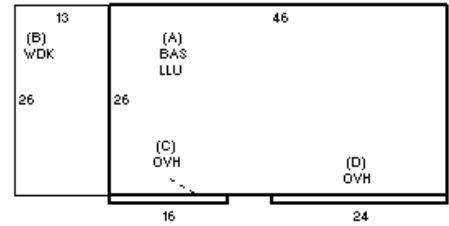
CURRENT OWNER		PARCEL ID	LOCATION			
NIKOLAIDIS ROSEANNA & CHARLAMB ROS TRS C NIKOLAIDIS 2022 TR 4 VINEYARD CIR SAGAMORE BEACH, MA 02562		7.4-23-0	4 VINEYARD CIR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NIKOLAIDIS ROSEANNA & CHA NIKOLAIDIS CHARLAMBROS TR		06/16/2022 01/08/1993	F A	1 40,800	(230252) (128991)	

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	%
10052	02/23/2010	10	WOODSTOVE	50	03/05/2010		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,500	1	1.00	100	1.00	100	1.00	259,270	2.01	A	1.00	R04	1.10			197,470

TOTAL	16,509 SF	ZONING	1	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	197,500	174,800			
Infl1	AVG		BUILDING	302,700	271,300			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	501,200	447,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/27/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/27/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,625	DETAIL ADJ	1.000
\$NLA(RCN)	\$230	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,196		34.95	41,798
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,196	1981	209.40	250,438
ROOF SHAPE	2	HIP	1.02	B	WDK	N	WOOD DECK	338		23.30	7,876
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	40	1981	197.55	7,902
FLOOR COVER	1	HARDWOOD	1.02		LLF	L	LOWER LEVEL FIN	389	1981	76.57	29,787
INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		7,775.20	7,775
HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		8,746.00	8,746
FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,323.03	13,938
USE	0		1.00		KIT	O	EXTRA KITCHEN	1		5,479.10	5,479

TOTAL RCN	373,739
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$302,700