

Key: 1939

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.952

LEGALS

LAND

DETACHED

BUILDING

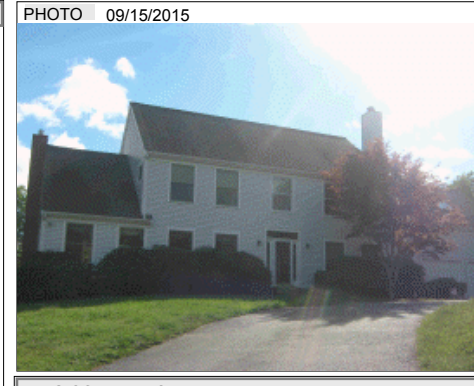
CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS VINCENT A ETUX ROBIN A WILLIAMS 4 BRIGANTINE PASSAGE DR BOURNE, MA 02532				11.0-170-0				4 BRIGANTINE PASSAGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAMS VINCENT A ETUX				01/28/2016	QS	432,500	(208641)				
GRANDBERG PHYLLIS				12/24/2002	F	1	(167720)				
KLEIN FABRICE TR OF THE				08/01/2002	F	1	(166110)				

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-22-394	06/28/2022	3	ALT/RENO	48,802			100 100
200251	04/28/2000	8	POOL	17,952	09/07/2001	TL	100 100
930294	06/15/1993	1	NEW CONSTRUC	215,000	03/16/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 3	1.00	100	1.00	188,560	1.00	A	1.00	R02	0.80	173,120
300	A	0.047 3	1.00	100	1.00	13,040	1.00	A	1.00	R02	0.80	610

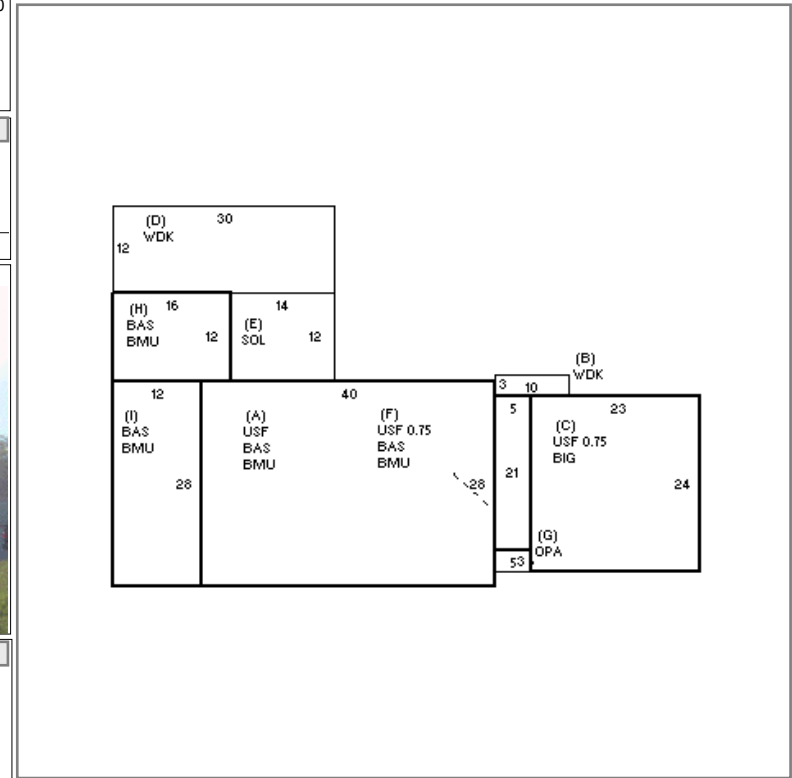
TOTAL	42,035 SF	ZONING	1	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE without view of cape cod canal	LAND	173,700	153,800			
Infl1	AVG		BUILDING	580,900	520,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	754,600	674,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00 10 0.90	12 X 24			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2016	TL
MODEL	1		RESIDENTIAL	LIST	9/14/2016	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/14/2016	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1993	SIZE ADJ	0.995
NET AREA	3,366	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	18	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	70	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,753		31.91	55,935
+	BAS	L	BASE AREA	1,753	1993	190.59	334,110
+	USF	L	UPPER STORY FIN	1,613	1993	111.88	180,461
+	WDK	N	WOOD DECK	390		22.98	8,964
C	BIG	N	BUILT-IN GARAGE	552		84.37	46,572
E	SOL	N	SOLARIUM	168		103.14	17,327
G	OPA	N	OPEN PORCH	15		102.30	1,535
	BMF	N	BSMT FINISH	1,137		37.35	42,467
	F11	O	FPL 1S 1OP	1		8,628.10	8,628
	F21	O	FPL 2S 1OP	1		9,479.30	9,479
	FIX	O	XTRA FIXTURES	13		2,291.66	29,792

TOTAL RCN	735,269
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$580,900