Key: 2805

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,842

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TINKHAM CAROL P ETUX STEVEN C SILVA 321 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532	15.0-4-0	321 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TINKHAM CAROL P ETUX	10/14/2016	F	1	30006-262
TINKHAM CAROL P &	01/10/1994	F	1	8995-046
TINKHAM CAROL P	04/26/1991	QS	106,500	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

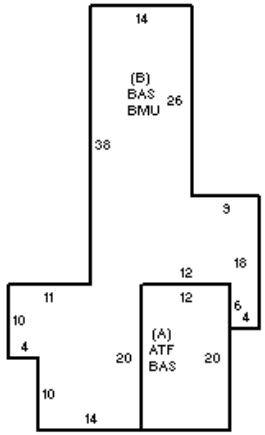
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		06/14/2022	SL	100	100
EXB-20-518	12/14/2020	10	WOODSTOVE	8,000			100	100
E-20-229	09/24/2020	3	ALT/RENO	14,000	03/16/2021		100	100
PL-20-101	09/15/2020	3	ALT/RENO	8,000	03/16/2021		100	100
B-20-11	04/01/2020	1	NEW CONSTRUC	50,000	03/16/2021		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	55,757	4	1.00	100	1.00	100	1.00	188,560	0.80	A	1.00	R01	0.80			192,890

TOTAL	1.280 Acres	ZONING	2	FRNT	254
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	192,900	170,700
BUILDING	286,800	253,800
DETACHED	22,500	29,100
OTHER	199,700	176,700
TOTAL	**701,900**	**630,300**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	13 X 51		663	12.38	4,100
DGF	A	1.00	50	0.50	24 X 36		864	33.41	14,400
SHF	A	1.00	10	0.90	10 X 12		120	16.42	1,800
SHF	A	1.00	10	0.90	10 X 15		150	16.42	2,200

PHOTO 09/19/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2022	SL
LIST	6/14/2022	EST
REVIEW	6/14/2022	SL

YEAR BLT	1897	SIZE ADJ	1.015
NET AREA	1,224	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	4	FLR/WALL(FULL)	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	2	SOFTWOOD	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	1,224	1897	236.59	289,591
A	ATF	N	ATTIC FINISH	240		78.13	18,752
B	BMU	N	BSMT UNFINISHED	984		45.89	45,160
	MST	O	MAS/METAL STACK	1		5,023.10	5,023

TOTAL RCN	358,526

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$286,800

Key: 2805

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,843

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TINKHAM CAROL P ETUX STEVEN C SILVA 321 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532	15.0-4-0	321 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

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

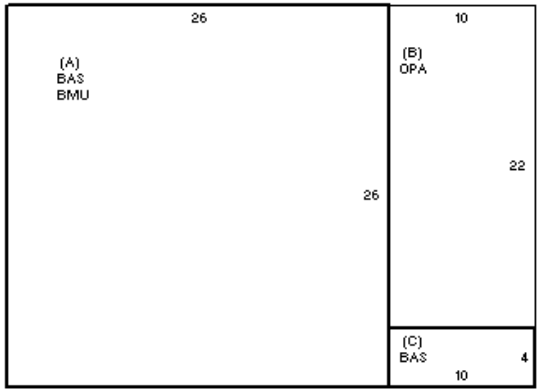
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	199,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2022	SL
LIST	6/14/2022	EST
REVIEW	7/14/2022	TL

YEAR BLT	2020	SIZE ADJ	1.020
NET AREA	716	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	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	4	FLR/WALL(FULL)	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	12	OTHER	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	676		46.95	31,739
B	OPA	N	OPEN PORCH	220		60.03	13,206
+	BAS	L	BASE AREA	716	2020	210.40	150,645
	MST	O	MAS/METAL STACK	1		4,070.80	4,071

TOTAL RCN	199,661

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$199,700