

Key: 3374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.417

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TIPPING DAVID C PO BOX 94 TAUNTON, MA 02780				19.2-65-0				4 PINE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TIPPING DAVID C				04/23/2010	S	152,500 (191218)					
FEDERAL NATIONAL MORT ASS				10/22/2009	L	413,624 (189839)					
HAMBARDZUMYAN VAHAN				07/20/2005	O	320,000 (177368)					

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	%
10492	08/24/2010	13	OTHER		05/22/2017	TL	100	100
07591	11/01/2007	3	ALT/RENO	20,000	05/13/2013	TL	100	100
06664	10/16/2006	9	DECK	6,500	06/03/2008	DB	100	100
05784	11/08/2005	2	ADDITIONS		06/03/2008	DB	100	100

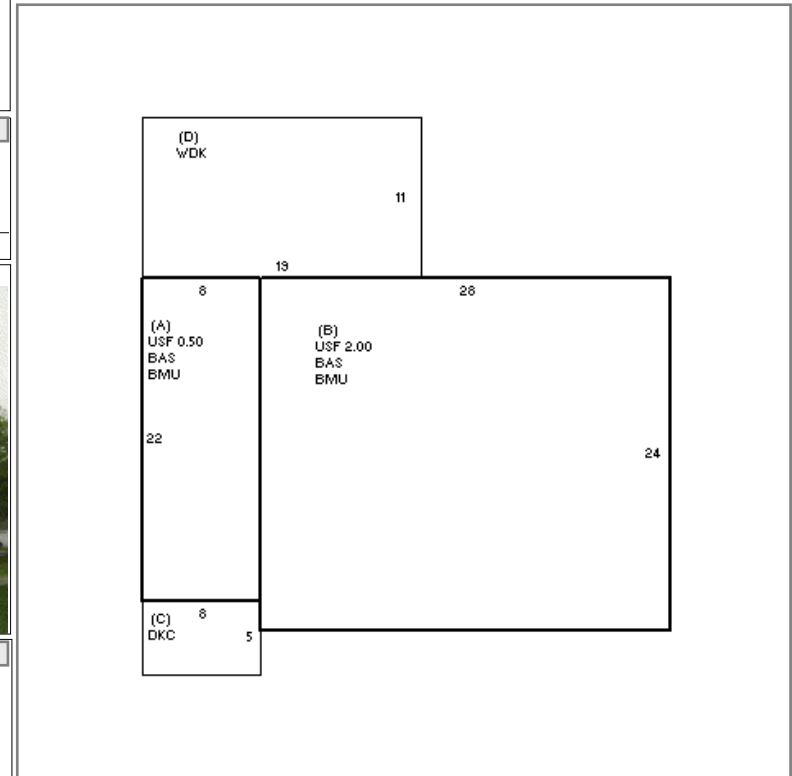
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,682 4		100	1.00	247,485	2.10	A	1.00	PEX	1.05	187,150

TOTAL	15,682 SF	ZONING	1	FRNT	165	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	187,200	165,600			
Infl1	AVG		BUILDING	352,100	314,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	539,300	480,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2013	TL
MODEL	1		RESIDENTIAL	LIST	5/29/2013	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1955	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,655		
NET AREA	2,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	848		38.11	32,320	CONDITION ELEM	CD		
\$NLA(RCN)	\$166	OVERALL	1.040	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	848	1955	207.27	175,763	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,432	2005	108.67	155,612	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	40		65.64	2,626	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	209		27.07	5,658	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,225.93	6,678	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	7 7 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$352,100