

Key: 3475

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.518

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SALEM NANCY TRS NANCY SALEM FAMILY TRUST 56 RIP VAN WINKLEWAY BUZZARDS BAY, MA 02532		19.3-29-0		56 RIP VAN WINKLE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SALEM NANCY TRS		09/15/2020	F	100	33258-265
SALEM NANCY TRS		11/30/2012	QS	582,000	26906-27
REGO JOHN T &		05/17/2001	F	100	13840-91

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-23-53	02/08/2023	14	SOLAR	14,664				
15647	08/03/2015	3	ALT/RENO	9,800	07/26/2022	SL	100	100
14912	10/24/2014	15	INSULATE/WEA	2,558	04/23/2018	BC	100	100
14829	09/30/2014	3	ALT/RENO	4,000	04/23/2018	BC	100	100

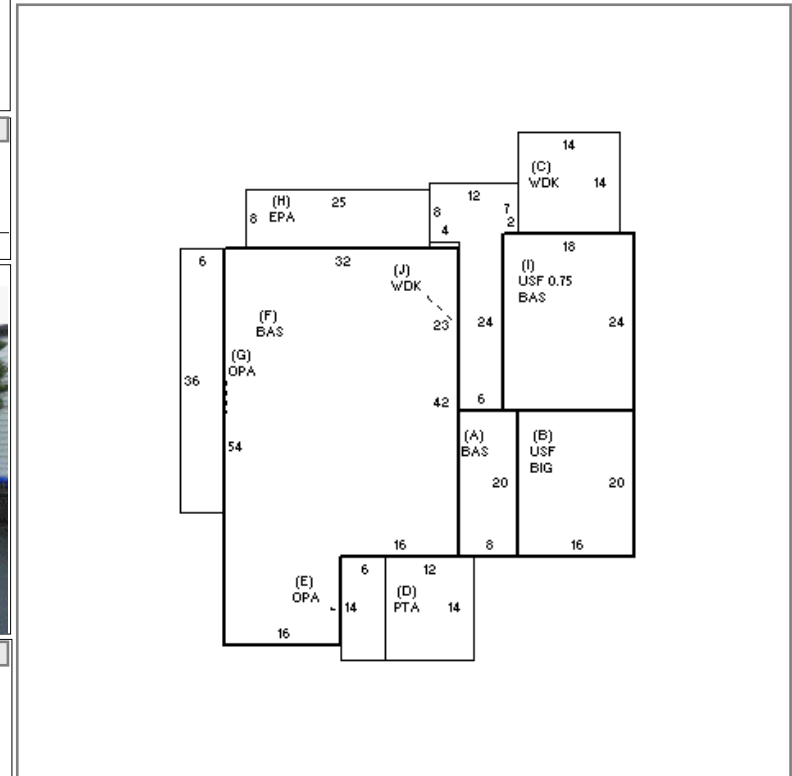
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,060	4	1.00	100	1.00	100	1.00	612,820	1.58	A	1.00	BSP	2.60			489,420

TOTAL	22,041 SF	ZONING	1	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	489,400	416,500			
Infl1	AVG		BUILDING	675,900	598,200			
N_Index	AVG		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	1,165,700	1,015,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 8			0.00	
PTD	A	1.00	A 0.75 10X10		100	5.41	400



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/26/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	2,772	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	1.540

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	6	TILE	1.20
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,128	1939	264.67	563,218
B	BIG	N	BUILT-IN GARAGE	320		136.36	43,634
+	USF	L	UPPER STORY FIN	644	1939	167.45	107,837
+	WDK	N	WOOD DECK	428		32.89	14,079
D	PTA	N	PATIO	168		21.73	3,651
+	OPA	N	OPEN PORCH	300		90.63	27,190
H	EPA	N	ENCLOSED PORCH	200		113.64	22,729
	F11	O	FPL 1S 10P	1		12,347.70	12,348
	FIX	O	XTRA FIXTURES	6		3,279.68	19,678
	GFP	O	GAS FIREPLACE	1		9,856.00	9,856

TOTAL RCN	824,220
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$675,900