

Key: 3477

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.519

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
BISHOP WAYNE A SR 62 WEDGEWOOD DR N EASTON, MA 02356		19.3-31-0		62 RIP VAN WINKLE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BISHOP WAYNE A SR		01/14/2022	F	1	34829-186
BISHOP WAYNE A SR &		09/07/2005	QS	585,000	()
PETERSON MARIA A TR		11/01/1999	QS	266,900	12637-115

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-21-289	04/21/2021	3	ALT/RENO	9,500			100	100
10342	06/16/2010	4	DETACH.STRUC	8,500	12/13/2010	TL	100	100
06111	02/21/2006	3	ALT/RENO	59,600	08/23/2006	TL	100	100
06037	01/19/2006	3	ALT/RENO	90,000	08/23/2006	TL	100	100
02757	11/14/2002	3	ALT/RENO	11,000	05/21/2003	TL	100	100

LAND

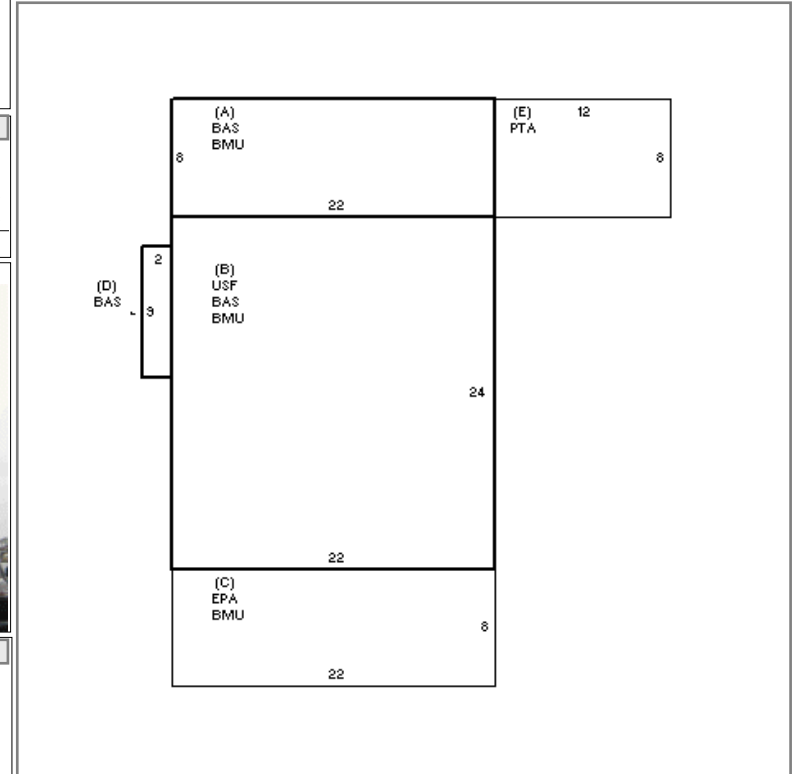
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,335 4	1.00	100	1.00	100	1.00					523,170
						612,820	1.23	A	1.00	BSP	2.60	

TOTAL	30,335 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE combined parcel 30				LAND	523,200	445,200
Infl1	AVG		BUILDING	338,600	299,600			
N_Index	AVG		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	862,600	745,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	
WDK	A	1.00	10 0.90 4X12ATTACH S		48	18.30	800



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/6/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/17/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,250	DETAIL ADJ	1.000
\$NLA(RCN)	\$294	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	880		43.56	38,335
EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	528	1930	131.45	69,406
ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	176		88.16	15,516
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	722	1930	246.42	177,919
FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	96		17.38	1,669
INT. FINISH	2	DRYWALL	1.00	BGF	N	N	BSMT GOOD FINIS	704		67.30	47,378
HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	O	XTRA FIXTURES	4		2,544.03	10,176
FUEL SOURCE	1	OIL	1.00	GFP	O	O	GAS FIREPLACE	1		7,645.80	7,646
USE	0		1.00								

TOTAL RCN	368,045
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$338,600