

Key: 3478

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.520

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEREJK PHILIP M ETUX DANIELLE BEREJK 17 CANTERBURY LN NEEDHAM, MA 02492				19.3-32-0				64 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEREJK PHILIP M ETUX				05/19/2006	QS	480,000	21015-57				
BUCKLEY JOHN J TRUSTEE &				03/30/2005	N		19666-326				
BUCKLEY JOHN J TRUSTEE &				05/14/2004	F	100	18589-201				

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	%
19630	07/15/2019	3	ALT/RENO	4,500	04/27/2021	TL	100	100
		12	CYCLICAL		03/21/2018		100	100
17579	07/26/2017	2	ADDITIONS	30,000	04/27/2021	TL	100	100
07118	03/19/2007	4	DETACH.STRUC	2,000	08/23/2007	DB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,337	4	1.00	100	1.00	100	1.00	612,820	3.70	A	1.00	BSP	2.60			433,440

TOTAL	8,320 SF	ZONING	1	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	433,400	368,900
Infl1	AVG		BUILDING	386,600	342,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>820,000</b>	<b>710,900</b>

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



PHOTO	07/18/2019
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/14/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/27/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1936	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,617	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	700		51.61	36,124
\$NLA(RCN)	\$239	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	896	1936	222.32	199,198
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	721	2018	121.90	87,891
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	196		73.27	14,361
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	144		16.02	2,307
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	336		65.51	22,011
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		10,337.70	10,338
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,387.57	14,325
				USE	0		1.00								

TOTAL RCN	386,555
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$386,600

(C) PTA 12

12

(B) USF 28  
BAS  
OPA

(A) USF 0.75  
BAS  
BMU

28