Key: 3486

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,528

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SILVERIA JOHN J 73 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532-2939	19.3-42-0	73 RIP VAN WINKLE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SILVERIA JOHN J		XX		05165-00060

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	%

LAND

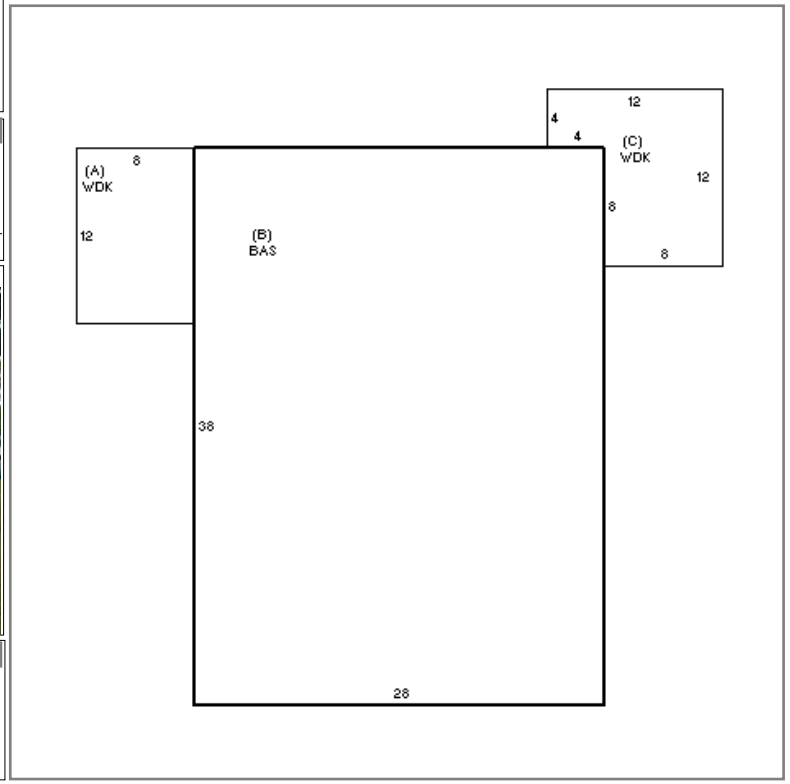
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	4 1.00	100 1.00	100 1.00	235,700	4.23	A 1.00	R03 1.00			164,920

TOTAL	7,187 SF	ZONING	1	FRNT	60

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	164,900	146,000
BUILDING	160,100	141,700
DETACHED	0	0
OTHER	0	0
TOTAL	**325,000**	**287,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/26/2022

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	7/26/2022	SL
LIST	7/26/2022	EST
REVIEW	8/8/2022	TL

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,064	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
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
+	WDK	N	WOOD DECK	208		26.02	5,413
B	BAS	L	BASE AREA	1,064	1930	192.90	205,243

TOTAL RCN	210,656

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$160,100