

Key: 3488

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.530

LEGAL

LAND

DETACHED

BUILDING

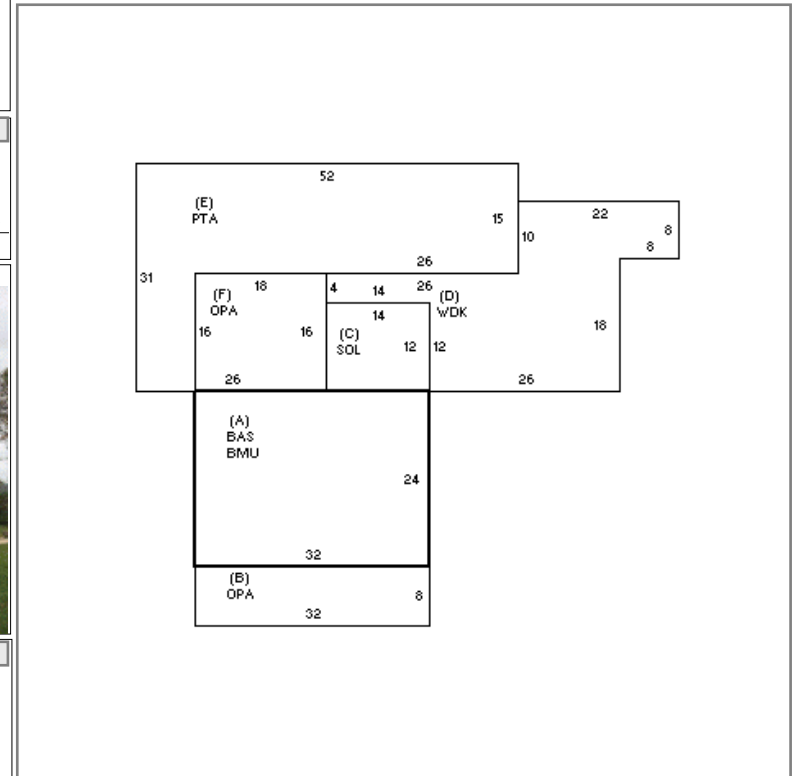
CURRENT OWNER				PARCEL ID				LOCATION			
CABRAL SILVINO C & AURA C TRS CABRAL FAMILY TRUST (50% INT) 6 BRENDON WOOD RD HUDSON, MA 01749-2734				19.3-44-0				67 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CABRAL SILVINO C & AURA C CABRAL SILVINO C &				06/22/2020	F	10 33004-244		90,000 9733-78			
06/30/1995				QS							

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 %
17400	05/31/2017	9	DECK	7,500	03/21/2018	TL	100 100
14171	04/11/2014	4	DETACH.STRUC	14,000	07/08/2014		100 100
14171	03/24/2014	4	DETACH.STRUC	9,200	07/08/2014		100 100
990385B	06/24/1999	9	DECK	2,500	12/17/1999	MS	100 100
990340	06/14/1999	8	POOL	1,900	12/17/1999	MS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500 4	1.00	100	1.00	100	1.00					242,350
						318,195	2.01	A	1.00	BGD	1.35	

TOTAL	16,509 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	242,400	214,500			
Infl1	AVG		BUILDING	224,900	199,100			
N_Index	AVG		DETACHED	27,500	26,100			
			OTHER	0	0			
			TOTAL	494,800	439,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	10 0.90 16' DIAM			0.00	
GFU	E	1.90	10 0.90 15X20+5X17		385	78.09	27,100
WDK	A	1.00	10 0.90 5 X 5		25	18.30	400



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/21/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/7/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	288,393
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		46.95	36,059	CONDITION ELEM	CD
\$NLA(RCN)	\$376	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	1920	210.40	161,586	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	544		60.03	32,656	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	168		97.76	16,424	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	676		21.79	14,728	BATHS	A
				INT. FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	1,196		13.87	16,588	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1		8,178.40	8,178	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	1		2,172.60	2,173			
				USE	0		1.00										
				EFF.YR/AGE 1997 / 25													
				COND 22 22 %													
				FUNC 0													
				ECON 0													
				DEPR 22 % GD 78													
				RCNLD \$224,900													