

Key: 3490

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.532

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ANDREA KENNETH J & SUSAN SULLIVAN ANDREA TR 751 DRAGON 55 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532				19.3-48-0				55 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDREA KENNETH J & SUSAN				04/17/2013	F		1	27298-122			
ANDREA KENNETH J ETUX				06/18/2003	N	197,500		17108-346			
BRAZAS MARY V				06/10/1997	XX			10792-289			

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	%
04393	06/02/2004	3	ALT/RENO		07/26/2022	SL	100	100
		3	ALT/RENO	35,000	08/15/2008	TL	100	100

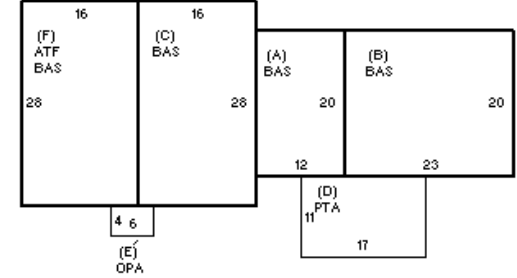
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,898 4		1.00	1.00	318,195	2.68	A	1.00	BGD	1.35	232,590

TOTAL	11,892 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	232,600	205,900		
Infl1	AVG		BUILDING	377,600	334,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	610,200	540,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8X10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/26/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1945	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,622	
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,136	1945	194.55	221,012	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	460	2022	194.55	89,495	EXTERIOR	G	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1	D	PTA	N	PATIO	187		14.97	2,799	INTERIOR	V	
STORIES	1	1.00	ROOF COVER	1	1.00	ASP/COMP SHIN	1.00	E	OPA	N	OPEN PORCH	24		100.84	2,420	KITCHEN	V	
ROOMS	5	1.00	FLOOR COVER	1	1.02	HARDWOOD	1.02	F	ATF	N	ATTIC FINISH	448		65.83	29,494	BATHS	G	
BEDROOMS	3	1.00	INT. FINISH	1	1.00	PLASTER	1.00		CRL	N	BSMT CRAWL	1,236		18.91	23,369	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	9	1.03	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	4		2,258.33	9,033	ELECT	U	
FIXTURES	9	1.00	FUEL SOURCE	2	1.00	GAS	1.00											
GARAGE CAPACITY	0	1.00	USE	0	1.00													
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$377,600	