

Key: 3491

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.533

LEGALS

LAND

DETACHED

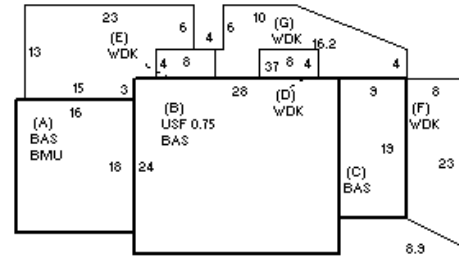
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHERMAN JAMES L ETUX JOAN B SHERMAN 43 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532				19.3-49-0				43 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHERMAN JAMES L ETUX				07/17/2015	F	1	29018-224				
SHERMAN JAMES L				03/07/2005	QS	460,000	19593-195				
WARREN SHEILA M				08/02/2004	QS	435,000	18895-116				

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	%
08536	10/06/2008	3	ALT/RENO	5,000			100	100
05395	06/14/2005	4	DETACH.STRUC	2,200	09/15/2006	DB	100	100
05135	02/28/2005	3	ALT/RENO	10,000	09/15/2006	DB	100	100
05105	02/16/2005	6	FENCE	500	06/15/2006	DB	100	100
03935	12/23/2003	9	DECK	3,500	06/15/2006	DB	100	100

TOTAL	6,316 SF		ZONING	1	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E		Bay Views		LAND	220,700	195,400	
Inf1	AVG					BUILDING	336,000	315,400	
N_Index	AVG					DETACHED	0	0	
						OTHER	0	0	
						TOTAL	556,700	510,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/20/2009	REF
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/5/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1931	SIZE ADJ	1.010
NET AREA	1,635	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	288		69.66	20,061
+	BAS	L	BASE AREA	1,131	1931	217.83	246,367
B	USF	L	UPPER STORY FIN	504	1931	124.86	62,929
+	WDK	N	WOOD DECK	728		24.24	17,645
	CPC	O	CAPE CELLAR	1		4,284.80	4,285
	F21	O	FPL 2S 1OP	1		9,995.90	9,996
	FIX	O	XTRA FIXTURES	5		2,416.54	12,083

TOTAL RCN	373,365	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 2009 / 13		
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$336,000	