

Key: 3493

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.535

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WAGNER RONALD W ETUX MARSHA K WAGNER 79A MAIN ST BOYLSTON, MA 01505-1919				19.3-51-0				40 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAGNER RONALD W ETUX				02/02/2011	T	350,000	25233-320				
MALKOSKI ROBERT J EXECUTO				02/02/2011	N		25233-318				
MALKOSKI BLANCHE				09/26/2003	F	1	17703-102				

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	%
200094	03/02/2000	3	ALT/RENO		07/26/2022	SL	100	100
		3	ALT/RENO	3,700	12/11/2000	TL	100	100

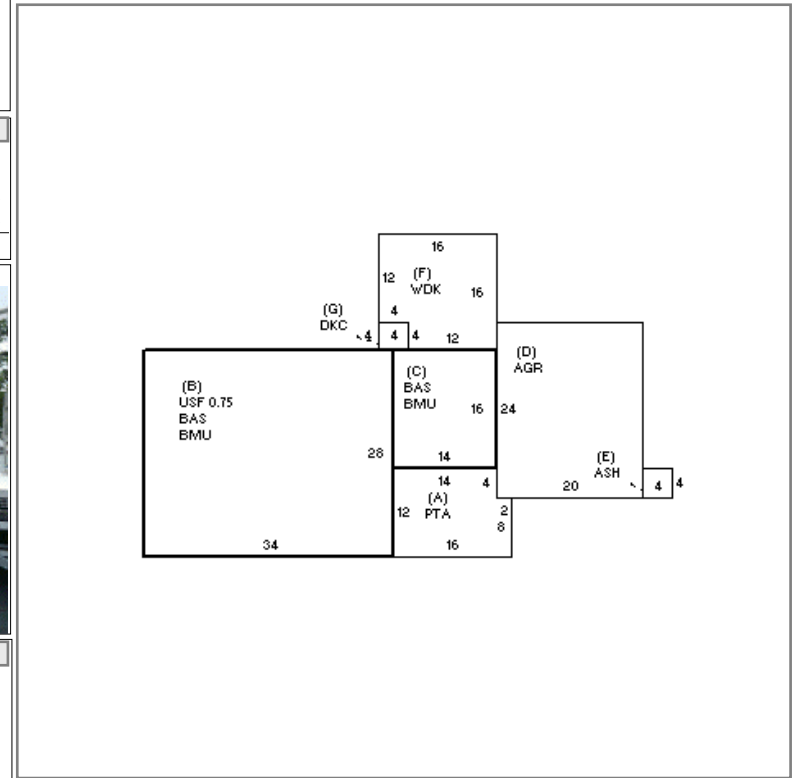
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,433 4		1.00	100 1.00	235,700	2.02	A	1.00	R03	1.00	179,410

TOTAL	16,422 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	179,400	158,800
Infl1	AVG		BUILDING	408,800	361,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	588,200	520,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/26/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,890	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	184		16.25	2,990
\$NLA(RCN)	\$246	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,176		41.99	49,376
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,176	1968	221.03	259,931
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	714	1968	125.20	89,390
				FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	480		71.16	34,157
				INT. FINISH	2	DRYWALL	1.00	E	ASH	N	ATT SHED	16		28.64	458
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	WDK	N	WOOD DECK	240		29.82	7,157
				FUEL SOURCE	1	OIL	1.00	G	DKC	N	DECK-COMPOSITE	16		72.33	1,157
				USE	0		1.00		F21	O	FPL 2S 1OP	1		10,142.70	10,143
									FIX	O	XTRA FIXTURES	4		2,451.90	9,808

TOTAL RCN	464,567	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	U
EFF.YR/AGE	2007 / 15	COND	12 12 %
		FUNC	0
		ECON	0
		DEPR	12 % GD 88
RCNLD	\$408,800		