

Key: 3497

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.538

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GIOVANONI JOSEPH J JR & AMY L GIOVANONI				19.3-55-0				32 RIP VAN WINKLE WAY			
32 RIP VAN WINKLE WAY				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
BUZZARDS BAY, MA 02532-2941				GIOVANONI JOSEPH J JR & UTKA & GIOVANONI TR				01/12/1993 A 145,000 8402-255 09/29/1992 A 1 N/A-N/A XX N/A-N/A			

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 %
07480	08/09/2007	3	ALT/RENO	10,400	03/04/2008	TL	100 100

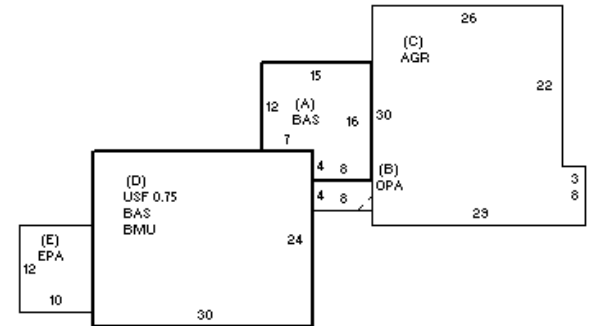
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	27,600 4	1.00	100	1.00	100	1.00	235,700	1.32	A	1.00	R03 1.00	196,940

TOTAL	27,617 SF	ZONING	1	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	196,900	174,300
Infl1	AVG		BUILDING	297,400	263,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	494,300	437,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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%]			

BLDG COMMENTS

G

YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,271															
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	932	1945	223.42	208,228																	
\$NLA(RCN)	\$266	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	32		91.79	2,937																	
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	804		62.16	49,978																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	720		51.86	37,339																	
				FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	540	1945	123.97	66,943																	
				INT. FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	120		92.69	11,122																	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,924.70	9,925																	
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	2		2,399.20	4,798																	
				USE	0		1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	A																															
BATHS	A																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1995 / 27</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>24</td> <td>24 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>24</td> <td>% GD 76</td> </tr> </tbody> </table>														EFF.YR/AGE	1995 / 27		COND	24	24 %	FUNC	0		ECON	0		DEPR	24	% GD 76
EFF.YR/AGE	1995 / 27																															
COND	24	24 %																														
FUNC	0																															
ECON	0																															
DEPR	24	% GD 76																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$297,400</th> </tr> </thead> </table>														RCNLD	\$297,400													
RCNLD	\$297,400																															