

Key: 3498

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.539

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
LAWLOR ANNE B & WILLIAM LAWLOR 41 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532-2939		19.3-56-0	41 RIP VAN WINKLE WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		07/13/1990	L	66,000	7225-19	

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 %
10082	03/15/2010	3	ALT/RENO	3,000	04/14/2010		100 100
08512	09/25/2008	10	WOODSTOVE		11/14/2008		100 100
920288	06/07/1992	8	POOL	8,000	03/04/1993	JS	100 100
900472	09/05/1990	2	ADDITIONS	25,000	10/23/1991	HS	100 100
900100	03/26/1990	3	ALT/RENO	17,000	10/23/1991	HS	100 100

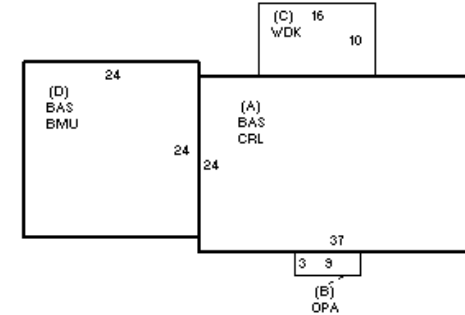
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,453 4		1.00	100 1.00	235,700	2.40	A	1.00	R03 1.00		174,730

TOTAL	13,460 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	174,700	154,600
Infl1	AVG		BUILDING	279,700	247,500			
N_Index	AVG		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	455,500	403,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70 P 0.40	10 X 26		260	10.66	1,100



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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,992			
NET AREA	1,464	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	888		20.45	18,159	CONDITION ELEM	CD			
\$NLA(RCN)	\$230	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	888	1930	184.34	163,697	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	27		81.88	2,211	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	160		35.14	5,623	KITCHEN	G			
				FLOOR COVER	13	HARDWOOD-W/W	1.00	D	BMU	N	BSMT UNFINISHED	576		46.25	26,643	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	576	1990	184.34	106,183	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,056.90	8,057	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,140.00	6,420						
				USE	0		1.00													
																		EFF.YR/AGE	2002 / 20	
																		COND	17 17 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	17 % GD 83	
																		RCNLD	\$279,700	