Key: 3499

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,540

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUDLEY WAYNE F & MARY E **31 RIP VAN WINKLE WAY** **BOURNE, MA 02532**	**19.3-59-0**	**31 RIP VAN WINKLE WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUDLEY WAYNE F & MARY E	08/23/2019	F	10	32240-234
DUDLEY WAYNE F &		XX		03773-0049

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

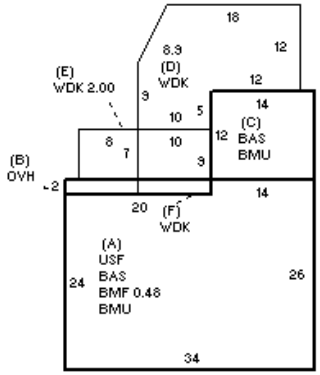
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-817	12/07/2022	3	ALT/RENO	17,834			100	100
EXB-22-678	10/10/2022	3	ALT/RENO	28,812	03/10/2023	SL	100	100
930305	06/15/1993	4	DETACH.STRUC	1,200	03/18/1994	JS	100	100
910302	07/01/1991	8	POOL	12,000	03/01/1992	HS	100	100
890133	03/22/1989	9	DECK	2,500	01/24/1990	RMD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,136	4 1.00	100 1.00	100 1.00	235,700	2.30	A 1.00	R03 1.00			175,810

TOTAL	14,157 SF	ZONING	1	FRNT	148
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,800	155,600
BUILDING	297,700	268,600
DETACHED	14,700	14,500
OTHER	0	0
TOTAL	**488,200**	**438,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 32	1991	512	29.72	13,700
SHF	A 1.00	50 0.50	10 X 12		120	16.42	1,000
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 03/20/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2023	SL
LIST	7/8/2014	EST
REVIEW	3/28/2023	TL

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,896	DETAIL ADJ	1.000
$NLA(RCN)	$201	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	48	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,012		37.57	38,016
A	BMF	N	BSMT FINISH	405		45.14	18,281
+	BAS	L	BASE AREA	1,012	1983	197.76	200,137
A	USF	L	UPPER STORY FIN	844	1983	110.90	93,601
B	OVH	L	OVERHANG	40	1983	186.57	7,463
+	WDK	N	WOOD DECK	500		22.01	11,003
	FIX	O	XTRA FIXTURES	6		2,193.98	13,164

TOTAL RCN	381,664

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$297,700