Key: 3501

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,542

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHAVES LUIS M ETUX IRONDINA F CHAVES 4 ATHERTON RD HUDSON, MA 01749-3701	19.3-63-0	75 RIP VAN WINKLE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHAVES LUIS M ETUX	10/24/2008	QS	325,000	23230-304
ENO WALTER J &	02/18/2000	P	50,000	12839-296
CIMORELLI ANTHONY P		XX		05165-00062

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	%
19105	02/19/2019	3	ALT/RENO	9,000			100	100
14291	04/25/2014	9	DECK	12,125	04/23/2018	BC	100	100
13280	05/07/2013	4	DETACH.STRUC	26,000	08/21/2013	DB	100	100
06509	08/16/2006	4	DETACH.STRUC	2,350	09/19/2007	DB	100	100
200039	01/25/2000	1	NEW CONSTRUC	108,000	12/11/2000	TL	100	100

LAND

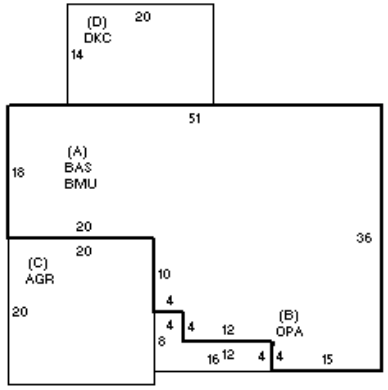
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	4 1.00	100 1.00	100 1.00	235,700	2.26	A 1.00	R03 1.00			176,220

TOTAL 14,314 SF ZONING 1 FRNT 100

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	176,200	156,000
BUILDING	327,700	293,300
DETACHED	12,600	12,000
OTHER	0	0
TOTAL	**516,500**	**461,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S 3.00	10 0.90	12X20	2013	240	45.70	9,900
OPS	S 3.00	10 0.90	3X20		60	50.40	2,700

PHOTO 04/23/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/23/2018	BC
LIST	4/23/2018	EST
REVIEW	3/8/2019	TL

YEAR BLT	2000	SIZE ADJ	1.015
NET AREA	1,396	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,396		32.43	45,266
A	BAS	L	BASE AREA	1,396	2000	190.80	266,359
B	OPA	N	OPEN PORCH	80		72.94	5,835
C	AGR	N	ATT GARAGE	400		70.84	28,338
D	DKC	N	DECK-COMPOSITE	280		63.73	17,845
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485
	GFP	O	GAS FIREPLACE	1		6,496.00	6,496

TOTAL RCN 376,624

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

EFF.YR/AGE 2006 / 16

COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87

RCNLD $327,700