Key: 3502

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,543

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AUFIERO JOHN T PO BOX 266 ONSET, MA 02558	19.3-64-0	74 RIP VAN WINKLE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AUFIERO JOHN T	12/09/2021	U	255,000	34734-219
MCCARTHY PAULA A	03/29/2006	F	1	20861-127
MALIZIOLA PAULINE A	07/06/2004	F	1	()

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,020	4 1.00	100 1.00	100 1.00	235,700	3.12	A 1.00	R03 1.00			169,350

TOTAL	10,019 SF	ZONING	1	FRNT	65

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

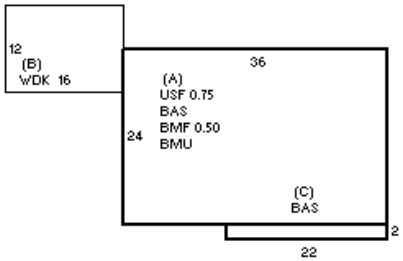
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,400	149,900
BUILDING	255,300	225,900
DETACHED	0	0
OTHER	0	0
TOTAL	**424,700**	**375,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12X8			0.00	

PHOTO 07/26/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/26/2022	SL
LIST	7/26/2022	EST
REVIEW	7/26/2022	SL

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,556	DETAIL ADJ	1.000
$NLA(RCN)	$216	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0.5	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		37.93	32,776
A	BMF	N	BSMT FINISH	432		45.58	19,691
A	USF	L	UPPER STORY FIN	648	1967	113.11	73,299
B	WDK	N	WOOD DECK	192		36.39	6,987
+	BAS	L	BASE AREA	908	1967	206.30	187,316
	F21	O	FPL 2S 1OP	1		9,164.00	9,164
	FIX	O	XTRA FIXTURES	3		2,215.50	6,647

TOTAL RCN	335,879

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$255,300