

Key: 3505

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.546

LEGAL

LAND

DETACHED

BUILDING

INDING

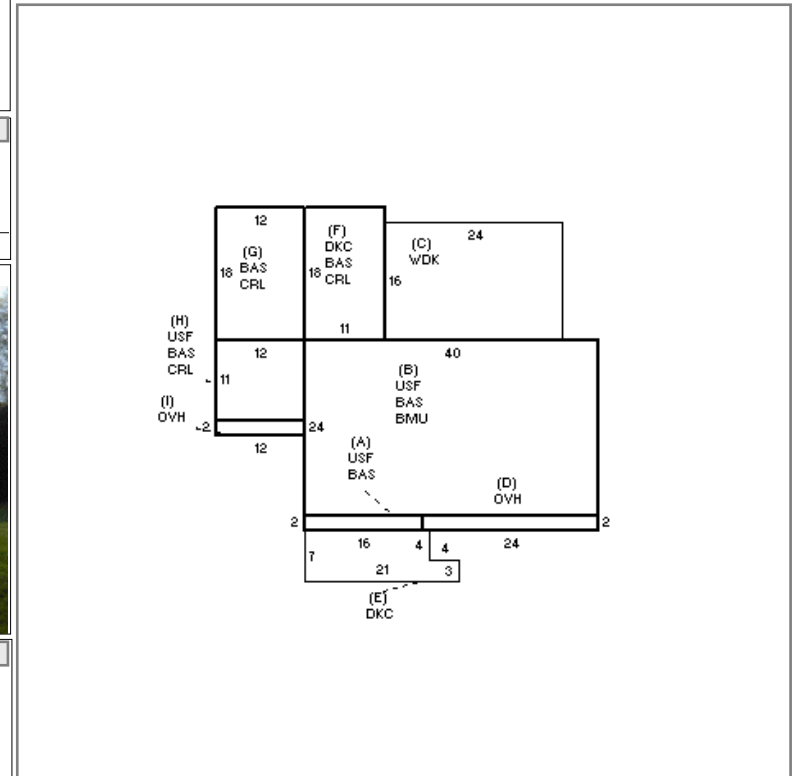
CURRENT OWNER				PARCEL ID				LOCATION			
WENZEL JAMES T & MERRILYNN A TRS J & M REALTY TRUST 11 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532-2937				19.3-67-0				11 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL JAMES T & MERRILYN				03/30/2010	F	100	24452-90				
WENZEL JAMES T &				07/13/1976	QS		2368-265				

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	%
04607	08/11/2004	3	ALT/RENO	50,000	05/11/2023	SL	100	100
		3	ALT/RENO		07/17/2020	TL	100	100
		2	ADDITIONS		05/04/2005	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,200	4	1.00	100	1.00	100	1.00	235,700	3.07	A	1.00	R03	1.00		169,630

TOTAL	10,193 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	169,600	150,100			
Infl1	AVG		BUILDING	439,400	353,100			
N_Index	AVG		DETACHED	2,200	0			
			OTHER	0	0			
			TOTAL	611,200	503,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/11/2023
SHF	A	1.00	10 0.90	10 X 15		150	16.42	2,200	



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/11/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,198		
NET AREA	2,734	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	992	1971	192.63	191,086	CONDITION ELEM	CD		
\$NLA(RCN)	\$203	OVERALL	1.050	EXT COVER	15	VINYL SHINGLE	1.02	+	USF	L	UPPER STORY FIN	992	1971	109.17	108,293	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	960	38.29	36,756	INTERIOR	A		
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	384	22.43	8,612	KITCHEN	A				
ROOMS	8	1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00	D	OVH	L	OVERHANG	48	1971	190.16	9,128	BATHS	A			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	329	65.93	21,691	HEAT	A				
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	+	CRL	N	BSMT CRAWL	546	26.97	14,727	ELECT	A				
FIXTURES	11	1.00	FUEL SOURCE	3	ELECTRIC	1.00	+	BAS	L	BASE AREA	546	2004	192.63	105,174					
GARAGE CAPACITY	1	1.00	USE	0		1.00	H	USF	L	UPPER STORY FIN	132	2004	109.17	14,410	EFF.YR/AGE	1998 / 24			
% BSMT FINISH	30	1.00					I	OVH	L	OVERHANG	24	2004	190.14	4,563	COND	21	21 %		
# OF HALF BATHS	1	1.00						BSF	N	BSMT SEMI-FIN	288		25.75	7,415	FUNC	0			
# OF UNITS	1	1.00						BMG	O	BSMT GARAGE	1		7,484.40	7,484	ECON	0			
								F21	O	FPL 2S 1OP	1		9,249.50	9,250	DEPR	21	% GD	79	
								FIX	O	XTRA FIXTURES	6		2,236.15	13,417	RCNLD				\$439,400
								MST	O	MAS/METAL STACK	1		4,190.60	4,191					