

Key: 3506

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.547

LEGAL

LAND

CURRENT OWNER							PARCEL ID				LOCATION			
HARDY MICHAEL P & JOHN HARDY C/O VASCONCELOS JOAO PAULO & 9 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532							19.3-68-0				9 RIP VAN WINKLE WAY			
TRANSFER HISTORY							DOS		T		SALE PRICE		BK-PG (Cert)	
VASCONELOS JOAO PAULO & HARDY MICHAEL P & JOHN HA HAWLEY CARLENE							06/30/2023		QS		695,000		35872-231	
							12/07/2021		O		425,000		34727-258	
							12/07/2021		F		1		34727-257	
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	A	1.00	R03	1.00	169,630		

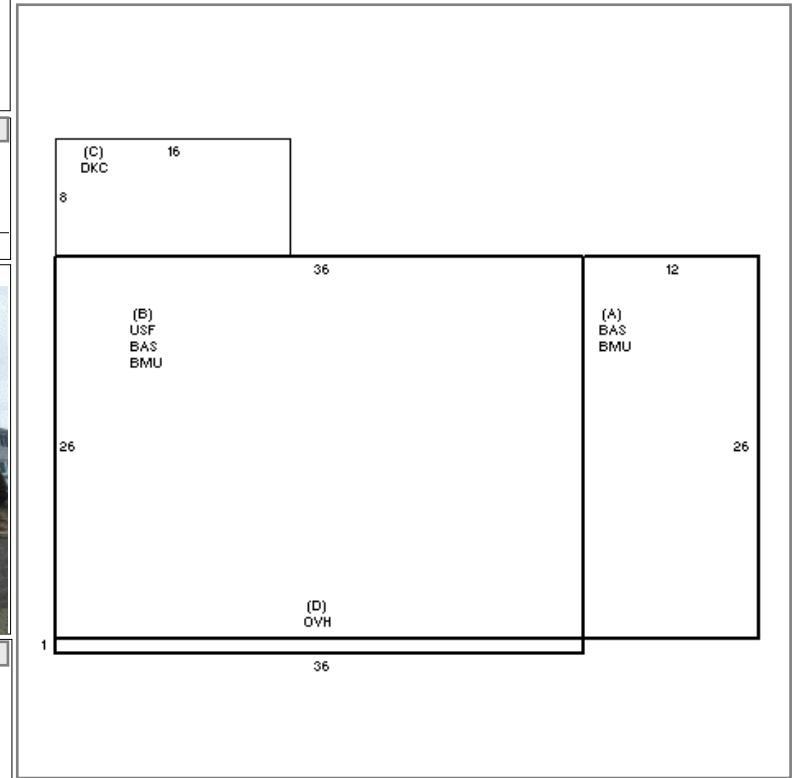
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-36	02/28/2022	3	ALT/RENO	15,000	04/05/2023	SL	100	100
B-21-450	01/10/2022	3	ALT/RENO	25,000	03/13/2023	TL	100	100
EXB-21-914	12/13/2021	3	ALT/RENO	15,000	03/13/2023	TL	100	100
10648	11/01/2010	3	ALT/RENO	1,300	11/14/2011	TL	100	100

TOTAL	10,193 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	169,600	150,100	
Infl1	AVG				BUILDING	442,000	268,900	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL	611,600	419,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/5/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,434	
NET AREA	2,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,248		35.00	43,675	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,248	1970	205.92	256,994	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	936	1970	117.93	110,379	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	128		68.78	8,804	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	D	OVH	L	OVERHANG	36	1970	198.40	7,142	BATHS	G	
				INT. FINISH	1	PLASTER	1.00		BMF	N	BSMT FINISH	832		38.02	31,634	HEAT	U	
				HEATING/COOLING	11	HT WATER CL AIR	1.05		BMG	O	BSMT GARAGE	1		7,808.40	7,808	ELECT	U	
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,332.95	13,998			
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
FIXTURES		11	1.00															
GARAGE CAPACITY		1	1.00															
% BSMT FINISH		66	1.00															
# OF HALF BATHS		1	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2011 / 11																
COND		8	8 %															
FUNC		0																
ECON		0																
DEPR		8	% GD	92														
RCNLD				\$442,000														