

Key: 3507

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.548

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CURRENT OWNER				PARCEL ID				LOCATION			
WILKINS LYN E 7 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532-2937				19.3-69-0				7 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILKINS LYN E				08/24/1998	QS	110,000	11653-122				

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-21-417	11/09/2021	10	WOODSTOVE	8,250			100	100
E-21-563	09/14/2021	3	ALT/RENO	6,480	12/21/2021		100	100
19295	04/17/2019	3	ALT/RENO	15,829	04/15/2021		100	100
19122	02/21/2019	3	ALT/RENO	8,966	04/15/2021		100	100
19077	02/07/2019	3	ALT/RENO	1,397	04/15/2021		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

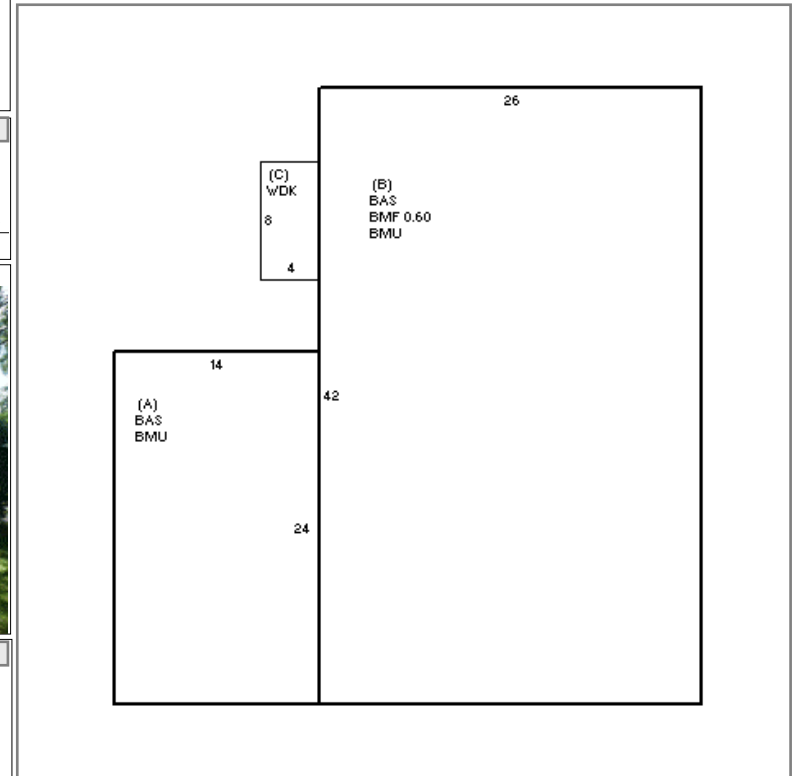
TOTAL	10,193 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	169,600	150,100			
Infl1	AVG		BUILDING	299,000	264,600			
N_Index	AVG		DETACHED	11,100	11,500			
			OTHER	0	0			
			TOTAL	479,700	426,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	50 0.50 20 X 12		240	18.30	2,200
IPG	L	0.90	50 0.50 18 X 38		666	23.49	7,800
SHF	A	1.00	50 0.50 8 X 10			0.00	
SHF	L	0.90	50 0.50 8 X 8			0.00	
SHF	A	1.00	50 0.50 8 X 16		128	16.42	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/1/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1974	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	351,822		
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,428		31.78	45,378	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	0.980	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,428	1974	182.48	260,585	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	655		43.58	28,546	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	32		63.04	2,017	KITCHEN	A		
				FLOOR COVER	35	WW-VINYL	1.00		BMG	O	BSMT GARAGE	1		7,090.20	7,090	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,118.20	4,236	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		MST	O	MAS/METAL STACK	1		3,969.80	3,970	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2004 / 18
																		COND	15 15 %
																		FUNC	0
																		ECON	0
																		DEPR	15 % GD 85
																		RCNLD	\$299,000