Key: 3547

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,595

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACLEOD GEORGE E III 18 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532	19.3-113-0	18 RIP VAN WINKLE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACLEOD GEORGE E III	12/06/2022	H	1	35525-54
MACLEOD GEORGE E III & MA	02/06/2004	F		18198-122
MAC LEOD GEORGE E III	12/22/1992	L	93,500	08371-00224

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

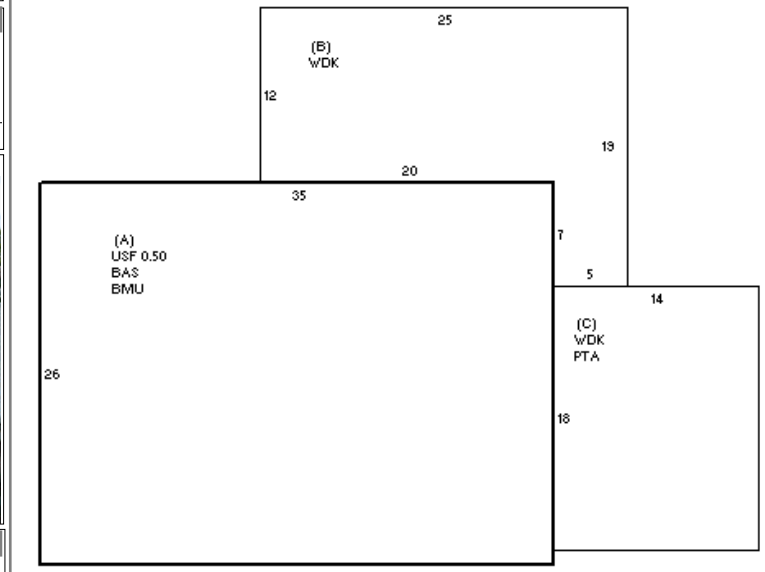
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920615	12/07/1992	9	DECK	1,500	03/04/1993	JS	100	100

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	14,418 SF	ZONING	1	FRNT	80
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,200	156,000
BUILDING	254,800	225,500
DETACHED	0	0
OTHER	0	0
TOTAL	**431,000**	**381,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	80 0.20	9 X 20			0.00	

PHOTO 07/26/2022

BLDG COMMENTS

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	8/4/2022	TL

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,365	DETAIL ADJ	1.000
$NLA(RCN)	$242	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL SHINGLE	1.02
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	910		40.34	36,712
A	BAS	L	BASE AREA	910	1973	219.39	199,649
A	USF	L	UPPER STORY FIN	455	1973	121.73	55,389
+	WDK	N	WOOD DECK	587		23.63	13,871
C	PTA	N	PATIO	252		15.05	3,792
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	5		2,356.08	11,780

TOTAL RCN	330,939

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$254,800