

Key: 3548

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.596

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WAGNER JOHN W & C/O WAGNER JOHN & SUSAN BENJAM 22 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532				19.3-114-0				22 RIP VAN WINKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAGNER JOHN & SUSAN BENJA				11/08/2023	F		1 36078-187				
WAGNER JOHN W &				02/27/2015	O	180,000	28709-322				
GIANCI MARIE C				07/09/1980	A		3121-100				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,800 4	1.00	100	1.00	100	1.00	235,700	2.51	A	1.00	R03 1.00	173,710

TOTAL	12,807 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	173,700	153,700			
Infl1	AVG		BUILDING	181,600	160,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			355,300	314,400				

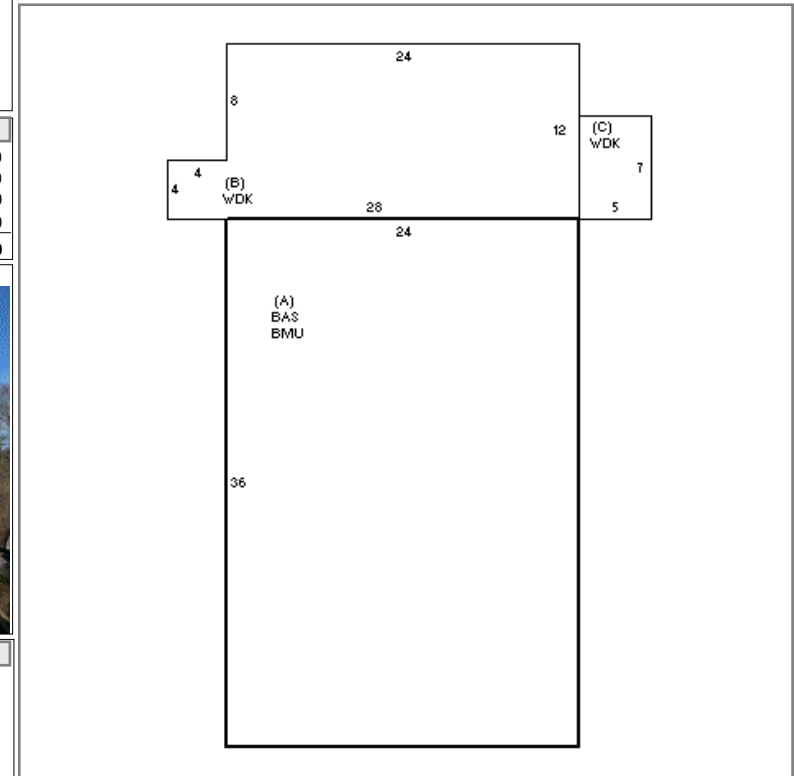
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/23/2018	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	7/30/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,186
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		36.08	31,172	CONDITION ELEM	CD
\$NLA(RCN)	\$250	OVERALL	0.970	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1945	196.20	169,519		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	339		21.13	7,164	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F12	O	FPL 1S 2OP	1		8,330.70	8,331	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	G
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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	%
15106	03/09/2015	3	ALT/RENO	12,800	04/23/2018	BC	100	100
01680	10/26/2001	3	ALT/RENO	3,800	09/16/2003	TL	100	100



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$181,600	