

Key: 3549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.597

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| TRIBOU ROSALIE E 28 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532-2940 | | | | 19.3-115-0 | | | | 28 RIP VAN WINKLE WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TRIBOU ROSALIE E | | | | 09/27/2002 | H | | 15656-3 | | | | |
| TRIBOU GEORGE W & | | | | | XX | | 02414-0028 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------------|----------|--------|------------|----|--------|-----|
| 1090 | 100 | MULTIPLE DWELLING | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 04401 | 06/04/2004 | 3 | ALT/RENO | 8,500 | | | 100 | 100 |
| 02431 | 06/25/2002 | 9 | DECK | 500 | 10/30/2003 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,700 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | | | | | 190,820 |
| | | | | | | 235,700 | 1.49 | A | 1.00 | R03 | 1.00 | |

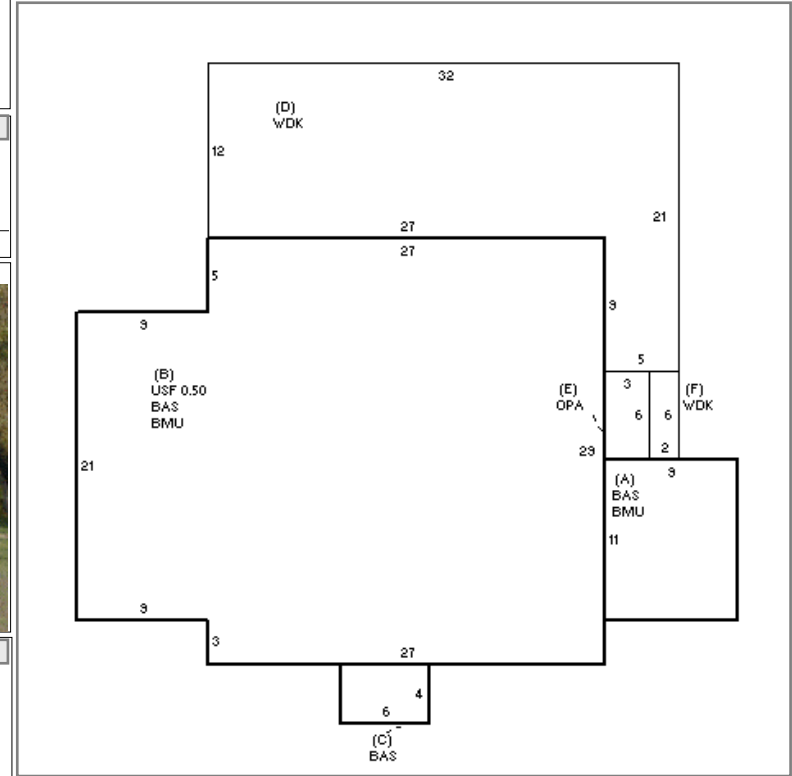
| TOTAL | 23,697 SF | ZONING | 1 | FRNT | 140 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | BBAY | NOTE | | | | LAND | 190,800 | 168,900 |
| Infl1 | AVG | | BUILDING | 276,700 | 244,900 | | | |
| N_Index | AVG | | DETACHED | 14,600 | 13,900 | | | |
| | | | OTHER | 48,900 | 43,200 | | | |
| | | | | | | TOTAL | 531,000 | 470,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|--------|
| DGF | A | 1.00 | A 0.75 14 X 26 | | 364 | 40.60 | 11,100 |
| SHF | A | 1.00 | A 0.75 12 X 26 | | 312 | 14.76 | 3,500 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 5/26/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/26/2021 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 5/26/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1945 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,581 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$230 | OVERALL | 1.110 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 6 | 1.00 |
| GARAGE CAPACITY | | 1 | 1.00 |
| % BSMT FINISH | | 13 | 1.00 |
| # OF HALF BATHS | | 0 | 1.00 |
| # OF UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,071 | | 40.88 | 43,783 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | USF | L | UPPER STORY FIN | 486 | 1945 | 123.36 | 59,952 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,095 | 1945 | 215.21 | 235,659 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 441 | | 23.95 | 10,561 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | E | OPA | N | OPEN PORCH | 18 | | 106.57 | 1,918 |
| INT. FINISH | 1 | PLASTER | 1.00 | F21 | O | FPL 2S 1OP | | 1 | | 9,875.80 | 9,876 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | FIX | O | XTRA FIXTURES | | 1 | | 2,387.90 | 2,388 |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 364,137 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1995 / 27 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$276,700 |

