

Key: 3901

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.965

LEGAL

LAND

DETACHED

BUILDING

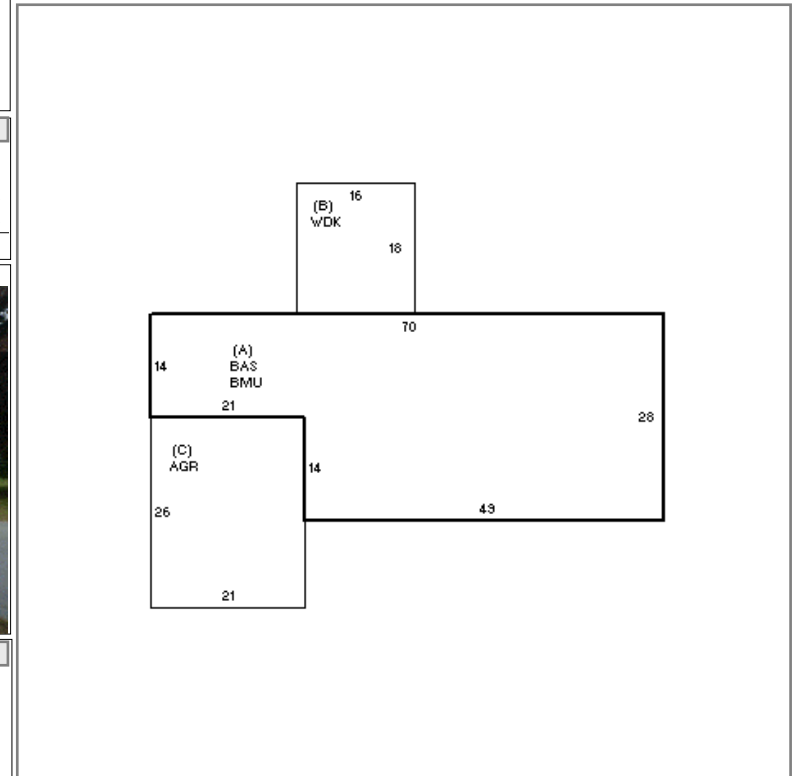
CURRENT OWNER				PARCEL ID				LOCATION			
CIAMPA JOHN L & C/O CIAMPA JOHN L & VIKKI L TR 4 KEENAN RD BUZZARDS BAY, MA 02532				19.4-288-0				4 KEENAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CIAMPA JOHN L & VIKKI L T CIAMPA JOHN L &				06/13/2023	F XX		10 35838-210 4281+-0140+				

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	%
EXB-23-354 05773	06/08/2023 11/03/2005	15 4	INSULATE/WEA DETACH.STRUC	5,929 3,655			100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,380 4		100	1.00	235,700	1.50	A	1.00	R03	1.00	190,320

TOTAL	23,392 SF	ZONING	1	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	190,300	168,400
Infl1	AVG		LAND	318,400	281,800			
N_Index	AVG		DETACHED	4,400	3,900			
			OTHER	0	0			
			TOTAL	513,100	454,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 X 16	2005	160	15.95	2,300
SHF	A	1.00	12 X 12		144	16.42	2,100



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/30/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/30/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,666	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,666		29.35	48,896
A	BAS	L	BASE AREA	1,666	1986	178.71	297,739
B	WDK	N	WOOD DECK	288		25.64	7,383
C	AGR	N	ATT GARAGE	546		61.17	33,401
	FIX	O	XTRA FIXTURES	5		2,107.88	10,539

TOTAL RCN	397,958
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$318,400