

Key: 8082

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.247

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ING

| CURRENT OWNER | | | | | | PARCEL ID | | | | | | LOCATION | | | | | |
|--|--|--|--|--|--|------------|--|---|--|------------|--|---------------|--|--|--|--|--|
| VINTON CAROLYN W & SUSAN L VINTON 96 CIRCUIT ST HALIFAX, MA 02338 | | | | | | 38.3-102-0 | | | | | | 2 TIDE WAY RD | | | | | |
| TRANSFER HISTORY | | | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | | | | | |
| VINTON CAROLYN W & VINTON CAROLYN W CAROLYN W VINTON | | | | | | 06/06/2022 | | F | | 1 | | 35168-259 | | | | | |
| | | | | | | 05/25/2001 | | A | | 65,000 | | 13870-82 | | | | | |
| | | | | | | 04/13/2001 | | X | | | | 13728-274 | | | | | |

| 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 | % | |
| 07166 | 04/11/2007 | 9 | DECK | | 06/30/2008 | DB | 100 | 100 | |
| 02551 | 08/19/2002 | 3 | ALT/RENO | 4,000 | 01/02/2003 | TL | 100 | 100 | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N | Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-----|-------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,285 | 11 | 1.00 | 100 | 1.00 | 589,250 | 4.19 | A | 1.00 | BA+ | 2.50 | 412,640 |

| TOTAL | 7,275 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|--------|--------|----------|---------|----------|
| Nbhd | POC | NOTE | | | | LAND | 412,600 | 321,400 |
| Infl1 | AVG | | BUILDING | 89,300 | 79,000 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 501,900 | 400,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/6/2001 | TL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/6/2001 | TL |
| STYLE | 6 | 0.70 | COTTAGE [100%] | REVIEW | 1/2/2003 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1948 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 956 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$123 | OVERALL | 0.520 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 8 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|--------------|------|-----|-----|---------------|-------------|-------|----------|-----------|---------|
| FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 956 | 1948 | 105.18 | 100,553 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | C | OPA | N | OPEN PORCH | 96 | | 38.12 | 3,659 |
| ROOF SHAPE | 1 | GABLE | 1.00 | D | WDK | N | WOOD DECK | 160 | | 18.55 | 2,968 |
| ROOF COVER | 7 | ROLL | 1.00 | F | F11 | O | FPL 1S 1OP | 1 | | 4,252.70 | 4,253 |
| FLOOR COVER | 2 | SOFTWOOD | 1.02 | FIX | O | XTRA FIXTURES | 3 | | 1,129.57 | 3,389 | |
| INT. FINISH | 3 | WOOD PANEL | 0.98 | KIT | O | EXTRA KITCHEN | 1 | | 2,664.20 | 2,664 | |
| HEATING/COOLING | 13 | NONE | 0.80 | | | | | | | | |
| FUEL SOURCE | 8 | NONE | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 117,486 | 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 | | | \$89,300 |

