Key: 9155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,364

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VAISHNAV KANDARP H & NANCY M **23 BERKLEY DRIVE** **WALPOLE, MA 02081**	**43.1-152-0**	**23 ANDREA RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VAISHNAV KANDARP H & NANC	02/07/2020	QS	389,000	(221813)
SYLVIA JOHN F	02/07/2020	N		N/A-N/A
SYLVIA MARIE L	06/05/1990	XX		988-110

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	%
		3	ALT/RENO		08/06/2020	TL	100	100
EXB-20-113	07/10/2020	15	INSULATE/WEA	5,265			100	100
03869	11/25/2003	9	DECK		07/26/2004	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	13,460	11 1.00	100 1.00	100 1.00	424,260	2.40	A 1.00	R09 1.80			314,540

TOTAL	13,460 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

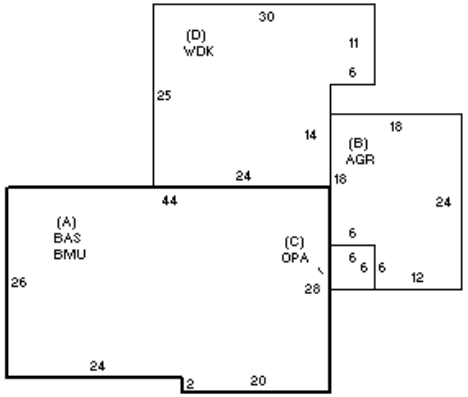
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	314,500	255,200
BUILDING	293,500	254,100
DETACHED	0	0
OTHER	0	0
TOTAL	**608,000**	**509,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/05/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/3/2023	RP
LIST	2/3/2023	RP
REVIEW	2/3/2023	RP

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,184	DETAIL ADJ	1.000
$NLA(RCN)	$299	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD 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	3	WOOD PANEL	0.98
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	1,184		38.86	46,013
A	BAS	L	BASE AREA	1,184	1972	204.59	242,232
B	AGR	N	ATT GARAGE	396		74.39	29,457
C	OPA	N	OPEN PORCH	36		86.83	3,126
D	WDK	N	WOOD DECK	666		22.76	15,161
	F11	O	FPL 1S 1OP	1		8,545.20	8,545
	FIX	O	XTRA FIXTURES	4		2,269.53	9,078

TOTAL RCN	353,613

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$293,500