

Key: 10210

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.445

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MENINNO MICHAEL J & JANICE A TRS THOMPSON MANOR RLTY TR II 576 W MAIN ST AVON, MA 02322				47.1-66-0				57 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MENINNO MICHAEL J & JANIC				03/08/2007	F	1	21835-50				
MENINNO MICHAEL J &				11/18/2004	F	100	19255-129				
MENINNO MICHAEL J TR				01/30/2001	B		13522-114				

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 %
18539	06/20/2018	3	ALT/RENO	8,485			100 100
14306	04/30/2014	3	ALT/RENO	38,000	05/22/2018	TL	100 100
200675	10/26/2000	1	NEW CONSTRUC	150,000	08/29/2003	TL	100 100
200432	07/18/2000	1	NEW CONSTRUC	148,500	12/15/2001	TL	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	11	1.00	100	1.00	100	1.00	659,960	4.23	A	1.00	HCG	2.80			461,790

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E 5/18; land val chg as water view exists from dwell as sited/2story.	LAND	461,800	408,700			
Infl1	AVG		BUILDING	326,000	291,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	787,800	700,500			

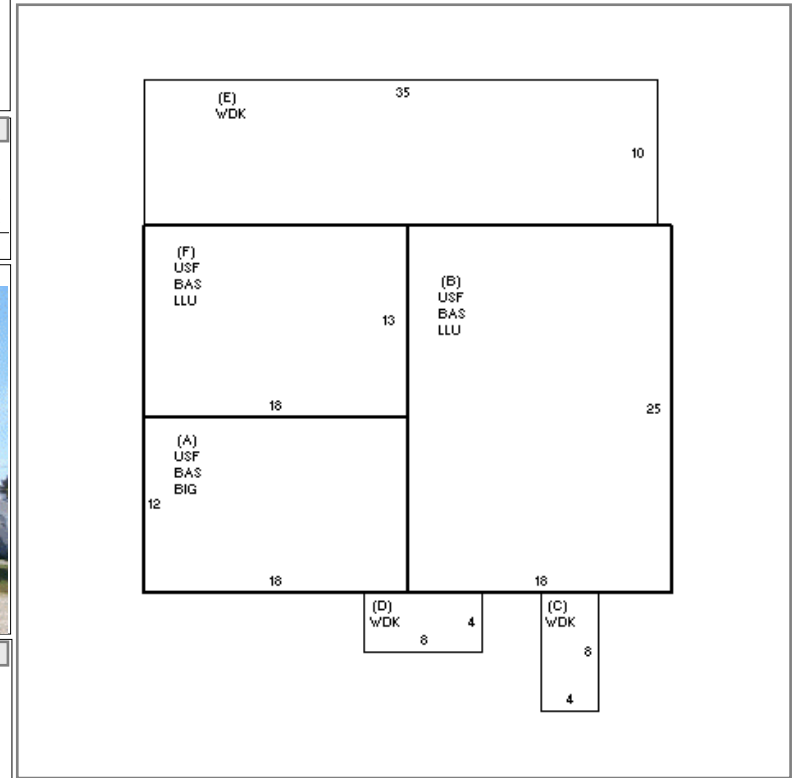
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/02/2003



BUILDING	CD	ADJ	DESC	MEASURE	11/1/2001	TL
MODEL	1		RESIDENTIAL	LIST	12/15/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/9/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2001	SIZE ADJ	1.010
NET AREA	1,800	DETAIL ADJ	1.000
\$NLA(RCN)	\$206	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	216		95.42	20,610
+	BAS	L	BASE AREA	900	2001	213.71	192,336
+	USF	L	UPPER STORY FIN	900	2001	116.01	104,410
+	LLU	N	LOWER LEVEL UNF	684		39.07	26,726
+	WDK	N	WOOD DECK	414		23.02	9,530
	BMG	O	BSMT GARAGE	1		7,681.60	7,682
	FIX	O	XTRA FIXTURES	4		2,294.90	9,180

TOTAL RCN	370,474
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$326,000