Key: 10275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,511

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MENINNO MICHAEL J & JANICE A TRS THOMPSON MANOR RLTY TR II 576 W MAIN ST AVON, MA 02322	47.2-5-0	35 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MENINNO MICHAEL J & JANIC	03/08/2007	F	1	21835-52
MENINNO MICHAEL J &	08/13/1999	X		12473-86
MENINNO MICHAEL J ET AL T		XX		04780-00292

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

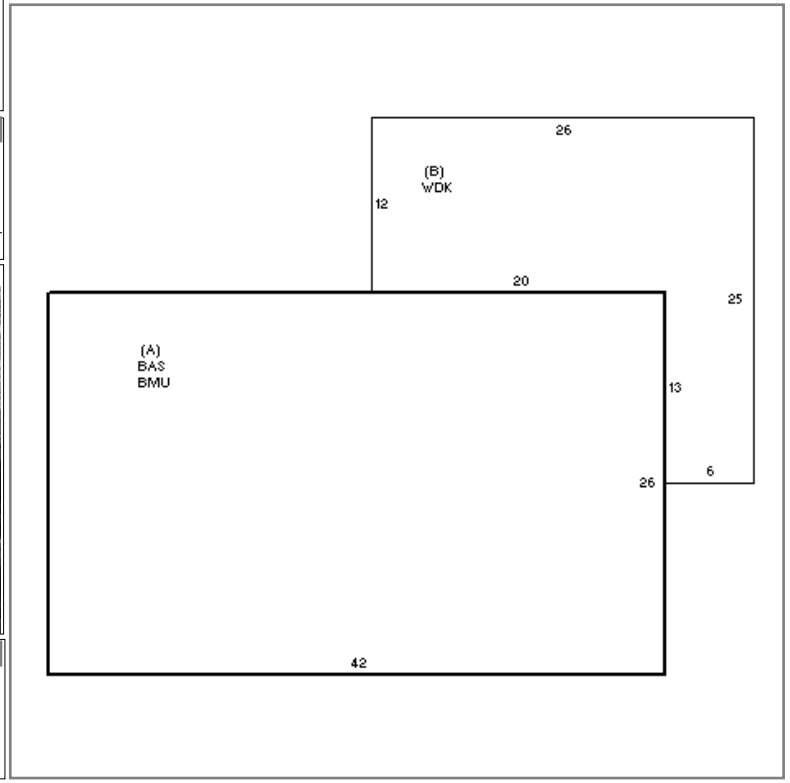
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-23-616	09/15/2023	3	ALT/RENO	3,000			0	0
PL-23-236	09/08/2023	3	ALT/RENO	8,000			0	0
B-23-208	07/11/2023	3	ALT/RENO	48,000			0	0
07127	03/26/2007	3	ALT/RENO	2,500	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	518,540	3.84	A 1.00	BA- 2.20			365,590

TOTAL	8,015 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	365,600	323,600
BUILDING	224,000	198,200
DETACHED	0	0
OTHER	0	0
TOTAL	**589,600**	**521,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

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

MEASURE	11/29/2007	TL
LIST	11/29/2007	TL
REVIEW	11/29/2007	TL

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		37.75	41,226
A	BAS	L	BASE AREA	1,092	1976	198.74	217,027
B	WDK	N	WOOD DECK	390		22.11	8,624
	F12	O	FPL 1S 2OP	2		8,716.70	17,433
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615

TOTAL RCN	290,924

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$224,000