

Key: 10282

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.518

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MENINNO JANICE A TRS JANICE A MENINNO TRUST 576 WEST MAIN ST AVON, MA 02322		47.2-12-0	30 CEDAR POINT DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MENINNO JANICE A TRS		09/08/2022	F	1	35352-303	
MENINNO MICHAEL J ETUX		11/19/2002	F	100	15939-264	
EXCHANGE AUTHORITY LLP TR		10/11/2002	QS	271,000	15729-120	


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 %
13227	04/11/2013	3	ALT/RENO	11,560			100 100
02754	11/08/2002	3	ALT/RENO	6,000	02/26/2004	TL	100 100

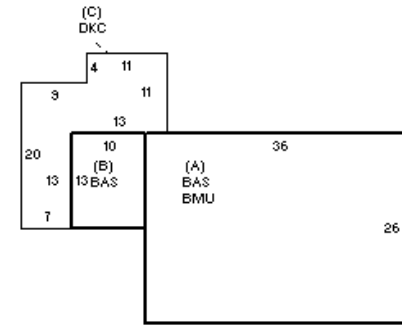
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	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	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	365,600	323,600
Infl1	AVG		BUILDING	224,200	158,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	589,800	482,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/01/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/1/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	273.373
NET AREA	1,066	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		37.75	35,336		
\$NLA(RCN)	\$256	OVERALL	1.020	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	936	1956	198.74	186,023		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	130	1956	198.75	25,837		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	275		65.01	17,877		
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 10P	1		8,301.00	8,301		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$224,200
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