

Key: 10517

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.759

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CURRENT OWNER				PARCEL ID				LOCATION				
MELVIN JEFFREY PO BOX 69 CATAUMET, MA 02534				48.0-85-0				4 GEOFFREY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MELVIN JEFFREY				08/29/2014	QS	537,000	28356-216					
ARROW HOME INVESTMENTS LL				01/17/2014	H	345,000	27942-277-86					
SIEGMANN WENDY JEANNE & G				01/17/2014	F		27942-270					

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	%
EXB-23-427	07/18/2023	3	ALT/RENO	14,890				0 0
EXB-21-483	07/15/2021	15	INSULATE/WEA	5,298				100 100
14232	04/11/2014	3	ALT/RENO	20,000				100 100
14161	03/24/2014	3	ALT/RENO		09/04/2014	DB		100 100
980441	08/03/1998	4	DETACH.STRUC	2,000	05/10/2001	TL		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00		216,390
300	A	0.402	14	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00		6,550

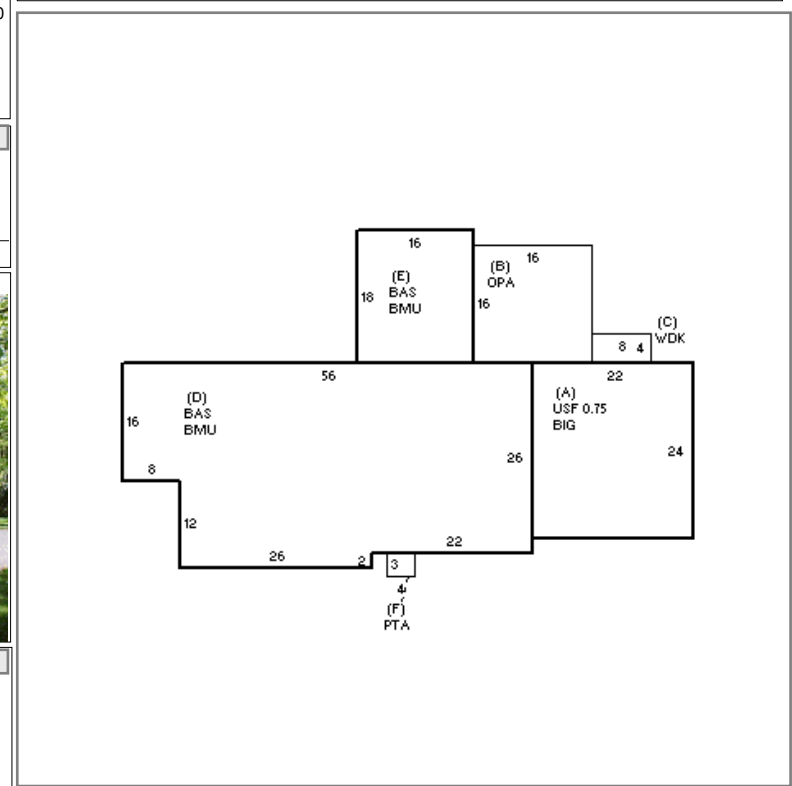
TOTAL	1.320 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E			LAND	222,900	197,300	
Infl1	AVG			LAND	681,500	603,100			
N_Index	AVG			DETACHED	2,100	2,000			
				OTHER	0	0			
						TOTAL	906,500	802,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X 12	144	16.42	2,100

PHOTO 05/21/2001



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2001	EB
MODEL	1		RESIDENTIAL	LIST	5/22/2001	EB
STYLE	1	0.95	RANCH [100%]	REVIEW	9/4/2014	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	748,927
NET AREA	2,112	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	528		107.44	56,728		
\$NLA(RCN)	\$355	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	396	1990	150.78	59,709		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	256		80.65	20,645		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	32		86.84	2,779		
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	1,716		40.63	69,726		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,716	1990	242.71	416,482		
				HEATING/COOLING	2	HOT WATER	1.02	F	PTA	N	PATIO	12		23.07	277		
				FUEL SOURCE	2	GAS	1.00	BGF	N	BSMT GOOD FINIS	1,716		49.73	85,330			
				USE	0		1.00	F11	O	FPL 1S 1OP	1		10,987.20	10,987			
								FIX	O	XTRA FIXTURES	9		2,918.17	26,264			

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

EFF.YR/AGE	2010 / 12	
COND	9	9 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91

RCNLD	\$681,500
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