

Key: 1163

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.172

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MELCHIONE TIMOTHY & KAREN 5 DOVER LANE BOURNE, MA 02532		6.0-243-0	5 DOVER LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MELCHIONE TIMOTHY & KAREN		06/18/2019	QS	385,000	32097-322	
RILEY JUDITH M		06/04/2014	H	79,992	28182-175	
RILEY RONALD K &		06/30/2000	QS	192,000	13105-65	

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 %
161039	11/29/2016	4	DETACH.STRUC	3,550	02/26/2018	TL	100 100
07262	05/17/2007	2	ADDITIONS	20,000	10/31/2008	DB	100 100
960610	12/16/1996	1	NEW CONSTRUC	50,000	01/14/1998	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,565 3		1.00	100 1.00	212,130	1.45	A	1.00	R05 0.90		172,960

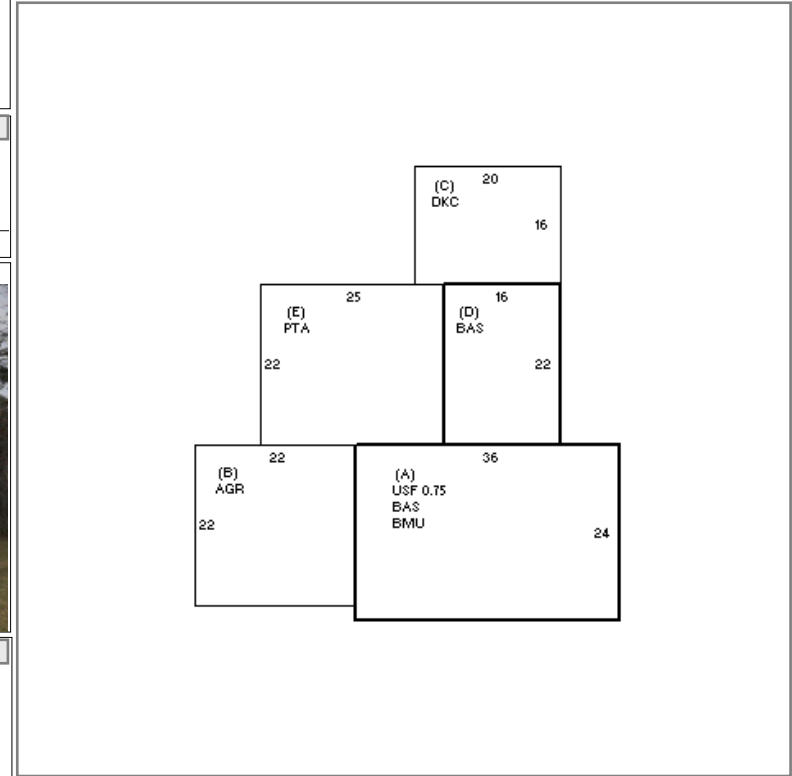
TOTAL	24,568 SF	ZONING	2	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	173,000	170,100
Infl1	AVG		BUILDING	367,000	328,700			
N_Index	AVG		DETACHED	3,100	3,000			
			OTHER	0	0			
						TOTAL	543,100	501,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90 10 0.90	8X14	2016	112	31.20	3,100



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/26/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/7/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.88	35,321
\$NLA(RCN)	\$237	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1997	210.75	182,085
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1997	121.90	78,992
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	484		69.29	33,537
				FLOOR COVER	1	HARDWOOD	1.02	C	DKC	N	DECK-COMPOSITE	320		70.39	22,525
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	352	2007	210.75	74,183
				HEATING/COOLING	2	HOT WATER	1.02	E	PTA	N	PATIO	550		15.24	8,385
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,387.57	7,163
				USE	0		1.00								



CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

TOTAL RCN	442,190
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2002 / 20	
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$367,000