

Key: 1254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.263

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| MELCHIONDA PATRICIA A PO BOX 1628 SAGAMORE BEACH, MA 02562-1628 | | | | 7.0-65-0 | | | | 50 NOREAST DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MELCHIONDA PATRICIA A | | | | 05/05/1993 | A | 100 | 8557-174 | | | | |
| MELCHIONDA MARK J | | | | 01/24/1992 | A | 1 | N/A-N/A | | | | |
| MELCHIONDA MARK J & PATRI | | | | 01/01/1987 | G | 61,400 | N/A-N/A | | | | |

| 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 | % |
| 980297 | 06/05/1998 | 8 | POOL | 3,200 | 02/17/1999 | JS | 100 | 100 |

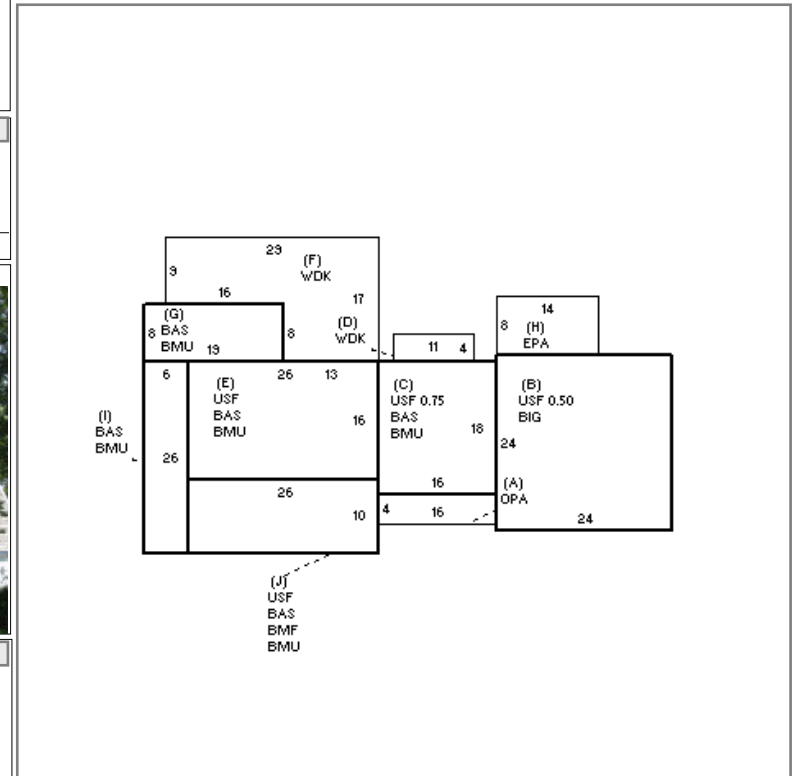
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 16,300 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | | | 259,270 | 197,120 |

| TOTAL | 16,291 SF | ZONING | 1 | FRNT | 101 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | NOTE | LAND | 197,100 | 174,500 | | | |
| Infl1 | AVG | | BUILDING | 447,700 | 396,200 | | | |
| N_Index | AVG | | DETACHED | 15,100 | 10,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 659,900 | | 581,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| IPG | A | 1.00 | 10 0.90 16 X 32 | 1998 | 512 | 29.72 | 13,700 |
| SHF | A | 1.00 | 50 0.50 8 X 12 | | | 0.00 | |
| HTB | A | 1.00 | 50 0.50 | | 1 | 2,826.30 | 1,400 |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 12/17/2021 | NMP |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/1/2008 | JH |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/23/2008 | ER |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1987 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 559,653 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,452 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OPA | N | OPEN PORCH | 64 | | 84.92 | 5,435 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$228 | OVERALL | 1.050 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BIG | N | BUILT-IN GARAGE | 576 | | 86.87 | 50,039 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,180 | 1987 | 115.20 | 135,933 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,272 | | 35.40 | 45,025 | KITCHEN | G |
| | | | | FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | + | BAS | L | BASE AREA | 1,116 | 1987 | 208.29 | 232,448 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 409 | | 23.67 | 9,680 | HEAT | A |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | H | EPA | N | ENCLOSED PORCH | 112 | | 91.15 | 10,209 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | I | BAS | L | BASE AREA | 156 | 1987 | 208.29 | 32,493 | | |
| | | | | USE | 0 | | 1.00 | J | BMF | N | BSMT FINISH | 260 | | 64.74 | 16,833 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,760.50 | 9,761 | EFF.YR/AGE | 1999 / 23 |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 5 | | 2,359.62 | 11,798 | COND | 20 20 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 20 % GD 80 |
| | | | | | | | | | | | | | | | | RCNLD | \$447,700 |