Key: 252

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 248

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FELECIANO F RICHARD &	3.0-127-0	39 CHARTWELL DR
LYNDA J FELECIANO		
39 CHARTWELL DR		
BUZZARDS BAY, MA 02532-2352		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FELECIANO F RICHARD &	06/11/1993	D	111,525	8622-193

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		12/19/2017	TL	100	100
12054	01/23/2012	2	ADDITIONS		08/01/2013	JB	100	100
200205	04/10/2000	3	ALT/RENO	4,350	04/27/2001	TL	100	100
930171	04/28/1993	1	NEW CONSTRUC	30,000	11/09/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,824	3 1.00	100 1.00	100 1.00	212,130	2.08	A 1.00	R05 0.90			160,610

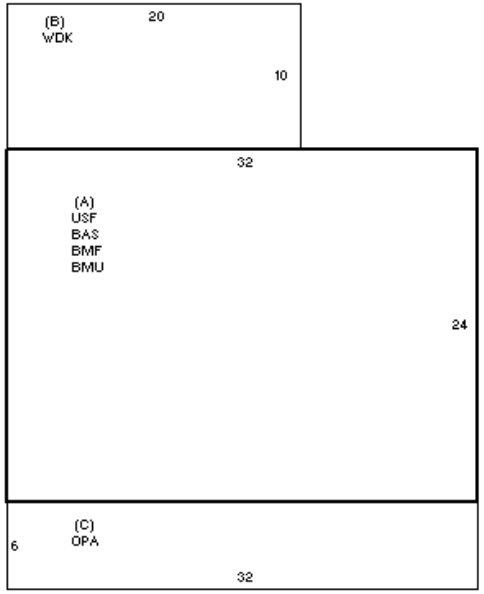
TOTAL	15,812 SF	ZONING	2	FRNT	100
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	160,600	157,900
BUILDING	279,500	250,400
DETACHED	3,000	2,900
OTHER	82,100	73,400
TOTAL	**525,200**	**484,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8X14+4X10		152	19.14	2,600
OPS	G 1.20	10 0.90	4X6 ON SHF		24	20.16	400

PHOTO 12/19/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2017	TL
LIST	12/28/2017	TL
REVIEW	12/28/2017	TL

YEAR BLT	1993	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	31	W/W-HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		48.35	37,134
A	BMF	N	BSMT FINISH	768		46.02	35,345
A	BAS	L	BASE AREA	768	1993	216.67	166,402
A	USF	L	UPPER STORY FIN	768	1993	114.21	87,716
B	WDK	N	WOOD DECK	200		36.74	7,348
C	OPA	N	OPEN PORCH	192		68.65	13,182
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	353,837

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

EFF.YR/AGE	1998 / 24	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$279,500

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

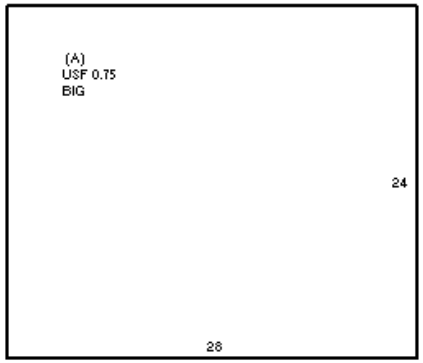
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	82,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/22/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2017	TL
LIST	12/28/2017	TL
REVIEW	12/28/2017	TL

YEAR BLT	2012	SIZE ADJ	1.020
NET AREA	504	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	0.760

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	672		60.03	40,339
A	USF	L	UPPER STORY FIN	504	2012	89.56	45,140

TOTAL RCN	85,479

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

EFF.YR/AGE	2015 / 7		
COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD			$82,100