

Key: 281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 278

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID				LOCATION			
MELOVECK DAVID REV TRUST 1/2 & JOAN MELOVECK REV TRUST 1/2 16 WELDON RD BOURNE, MA 02532							3.0-156-0				16 WELDON RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
MELOVECK DAVID REV TRUST							01/24/2022	F	1	34850-144				
MELOVECK DAVID S & SANTOS AMY							02/16/2021	QS	450,000	33793-234				
							07/13/2020	A	380,000	33064-240				

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-21-786	10/27/2021	3	ALT/RENO	5,173			100	100
EXB-21-630	09/10/2021	15	INSULATE/WEA	1,000			100	100
		12	CYCLICAL		01/18/2018	TL	100	100
200415	07/13/2000	2	ADDITIONS	25,000	01/04/2001	TL	100	100
960182	05/06/1996	8	POOL	600	07/10/1997	JC	100	100

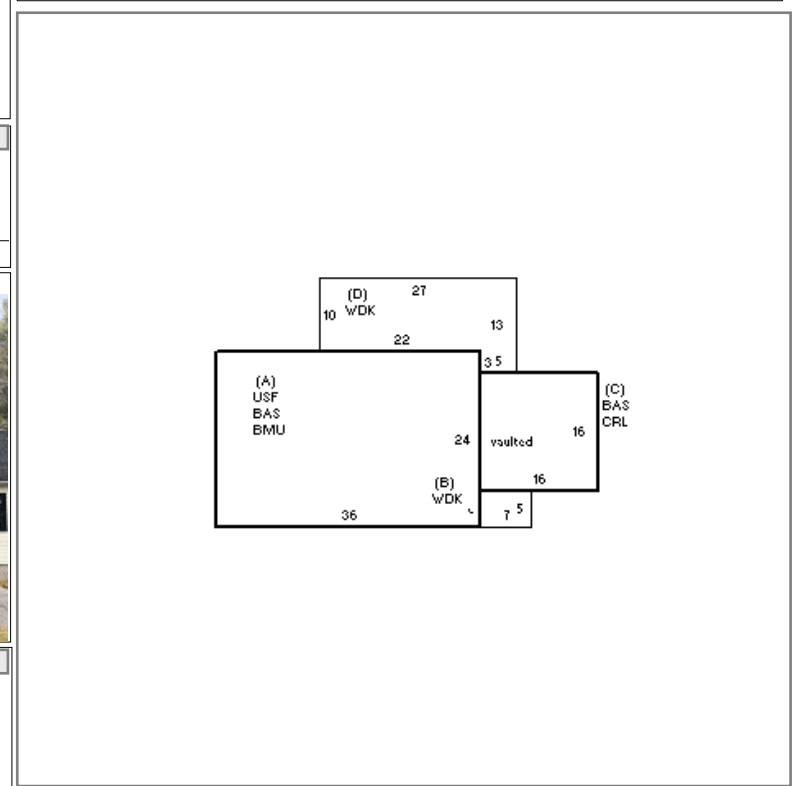
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,708	3	1.00	100	1.00	100	1.00	212,130	1.25	A	1.00	R05	0.90			180,220

TOTAL	29,708 SF	ZONING	2	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	180,200	177,200			
Infl1	AVG		BUILDING	371,100	328,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			551,300	505,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/11/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/11/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/11/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,984	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		39.04	33,730
\$NLA(RCN)	\$203	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1991	205.52	177,569
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	864	1991	115.25	99,577
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	320		22.87	7,318
				FLOOR COVER	1	HARDWOOD	1.02	C	CRL	N	BSMT CRAWL	256		36.68	9,389
				INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	256	2000	205.52	52,613
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,430.90	9,431	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,280.03	6,840	
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		6,851.80	6,852	

TOTAL RCN	403,318
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0 uc
ECON	0
DEPR	8 % GD 92
RCNLD	\$371,100