

Key: 3532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.574

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JEHLE SHAUNA E 46 LINCOLN AVE BUZZARDS BAY, MA 02532				19.3-98-0				46 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JEHLE SHAUNA E				05/24/2019	L	220,000	32045-300				
FEDERAL NATIONAL MORTGAGE				12/24/2018	L	189,200	31747-206				
THOMAS DAVID L				03/01/2017	F	1	30326-42				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19599	07/08/2019	3	ALT/RENO	6,000	06/10/2022	SL	100	100
19614	07/08/2019	3	ALT/RENO	15,000	04/15/2021		100	100
19554	06/21/2019	3	ALT/RENO	2,500	04/15/2021		100	100
19555	06/21/2019	3	ALT/RENO	16,000	04/15/2021		100	100

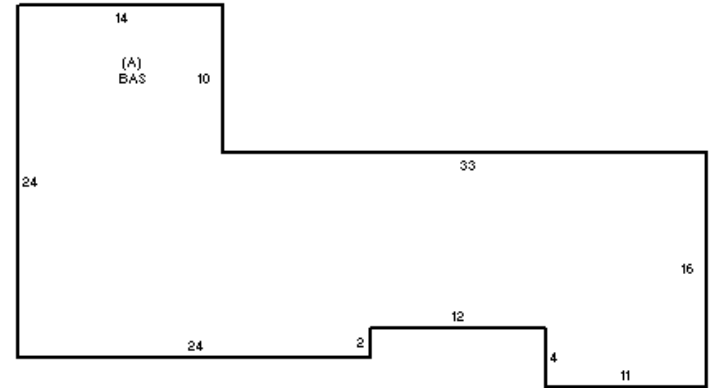
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,100	4	1.00	100	1.00	100	1.00	247,485	3.10	A	1.00	R05	1.05			177,940

TOTAL	10,106 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	177,900	157,500			
Infl1	AVG		BUILDING	150,500	133,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	69,800	61,800			
			TOTAL	398,200	352,500			

DETACHED

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	8 X 10		0.00	
SHF	A	1.00	50	0.50	8 X 8		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/15/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/15/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/10/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	179,168			
NET AREA	796	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	796	1940	214.61	170,826	CONDITION ELEM	CD			
\$NLA(RCN)	\$225	OVERALL	1.020	EXT COVER	4	VINYL	1.00		F11	O	FPL 1S 10P	1		8,341.90	8,342	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00											KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02											BATHS	A	
				INT. FINISH	1	PLASTER	1.00											HEAT	U	
				HEATING/COOLING	11	HT WATER CL AIR	1.05											ELECT	U	
				FUEL SOURCE	1	OIL	1.00											EFF.YR/AGE		2003 / 19
				USE	0		1.00											COND	16	16 %
																		FUNC	0	
																		ECON	0	
																		DEPR	16	% GD 84
																		RCNLD		\$150,500

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.575

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
JEHLE SHAUNA E 46 LINCOLN AVE BUZZARDS BAY, MA 02532						19.3-98-0				46 LINCOLN AVE			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

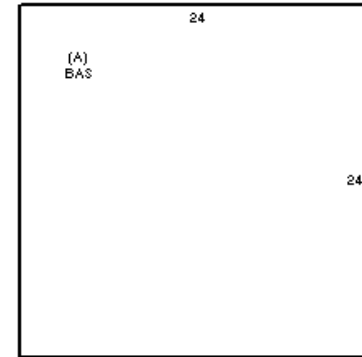
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	69,800	
Infl1					
N_Index					

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/10/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/15/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/15/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	4/15/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	576	DETAIL ADJ	1.000
\$NLA(RCN)	\$159	OVERALL	0.720
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	576	1950	159.47	91,853
EXT COVER	4	VINYL	1.00								
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	2	SOFTWOOD	1.02								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	91,853	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$69,800	