

Key: 4022

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.107

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CUSANO JOANNA TRS RICHARD MENKELLO FAM TRUST 215 MILLER ST MIDDLEBOROUGH, MA 02346				20.1-26-0				152 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUSANO JOANNA TRS				01/27/2022	F	1 (229000)					
MENKELLO RICHARD M				03/13/2014	F	100 (202878)					
MENKELLO RICHARD M & JOAN				08/10/1992	A	1 (127467)					

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 %
16159	03/04/2016	3	ALT/RENO	4,000	03/27/2018	BC	100 100
07722	11/28/2007	9	DECK	5,000	10/23/2009	TL	100 100
04676	09/07/2004	3	ALT/RENO	6,200	12/22/2004	TL	100 100
200288	05/15/2000	3	ALT/RENO	10,580	04/24/2001	TL	100 100
960567	11/13/1996	3	ALT/RENO	10,900	05/01/1997	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,800	4	1.00	100	1.00	100	1.00	247,485	1.98	A	1.00	PEX	1.05		188,990

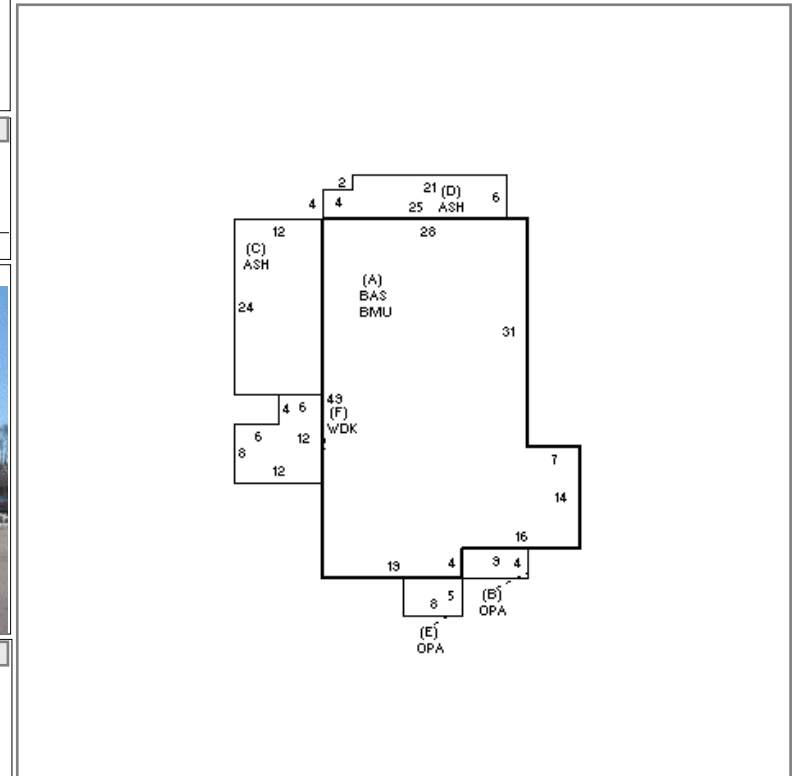
TOTAL	16,814 SF	ZONING	1	FRNT	36	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	189,000	167,300			
Infl1	AVG		BUILDING	284,500	251,800			
N_Index	AVG		DETACHED	1,400	2,100			
			OTHER	0	0			
			TOTAL	474,900	421,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 10	100	16.90	800
PTD	A	1.00	50 0.50	15 X 20	300	4.23	600



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/27/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/9/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,371
NET AREA	1,434	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,434		32.75	46,963		
\$NLA(RCN)	\$261	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,434	1960	188.07	269,689		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	76		73.68	5,599		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ASH	N	ATT SHED	288		22.04	6,349		
				FLOOR COVER	1	HARDWOOD	1.02	D	ASH	N	ATT SHED	142		23.77	3,375		
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	120		40.51	4,861		
				HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	544		44.92	24,435		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,183.23	13,099		
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

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	\$284,500
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