

Key: 4388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.472

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CURRENT OWNER				PARCEL ID				LOCATION			
MONTELLO MELLENEY M 25 LINCOLN AVE BOURNE, MA 02532				23.1-7-0				25 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONTELLO MELLENEY M				06/25/2014	QS	295,000	(203738)				
FOSTER HOWARD W				06/09/2006	N		(180286)				
WORKS JOSEPHINE J				09/15/1971	XX		1528+-112+				

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	%
B-23-123	07/03/2023	2	ADDITIONS	100,000				0
EXB-22-785	01/10/2023	3	ALT/RENO	40,000	04/06/2023	SL	100	100
18023	01/10/2018	9	DECK	7,500	07/11/2023	SL	73	90
11051	03/01/2011	3	ALT/RENO	1,800	04/20/2012	TL	100	100
10772	12/29/2010	3	ALT/RENO	8,000	04/20/2012	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,260	4	1.00	100	1.00	100	1.00	247,485	2.43	A	1.00	R05	1.05									183,150

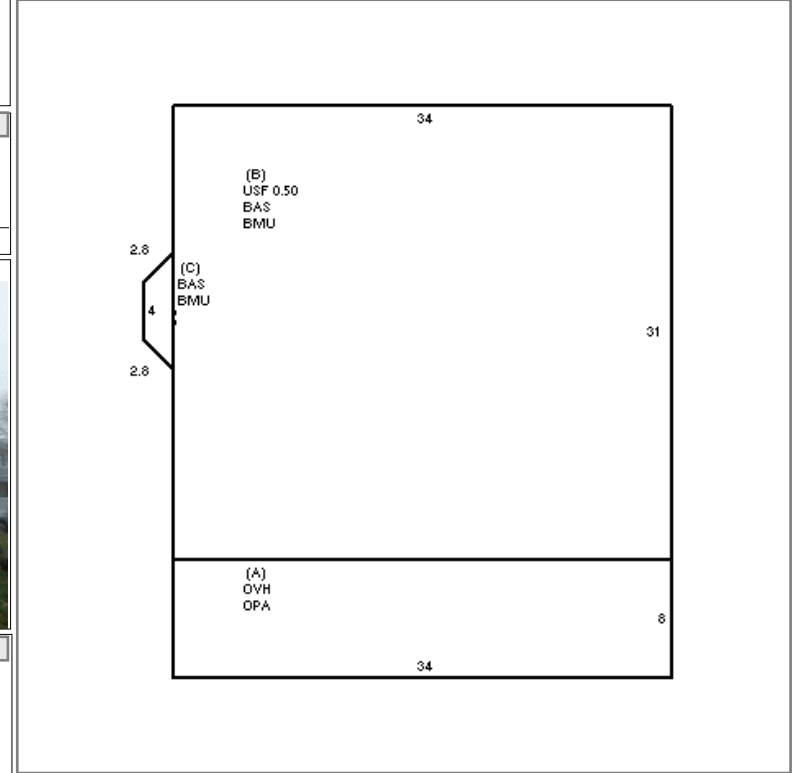
TOTAL	13,242 SF	ZONING	1	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	183,200	162,100			
Infl1	AVG		BUILDING	378,100	329,900			
N_Index	AVG		DETACHED	8,500	11,300			
			OTHER	0	0			
			TOTAL	569,800	503,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	18X18+10X12	444	38.49	8,500



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/10/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/10/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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BLDG COMMENTS	
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YEAR BLT	1915	SIZE ADJ	1.010
NET AREA	1,865	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	272		69.28	18,844
EXT COVER	1	WOOD SHINGLE	1.02	A	OVH	L	OVERHANG	272	1915	213.18	57,986
ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,066		42.93	45,758
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,066	1915	225.97	240,888
FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	527	1915	129.53	68,260
INT. FINISH	1	PLASTER	1.00	F22	O	FPL 2S 2OP		1		10,854.50	10,855
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES		3		2,506.93	7,521
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	450,111
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0 uc
ECON	0
DEPR	16 % GD 84
RCNLD	\$378,100