

Key: 4396

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.481

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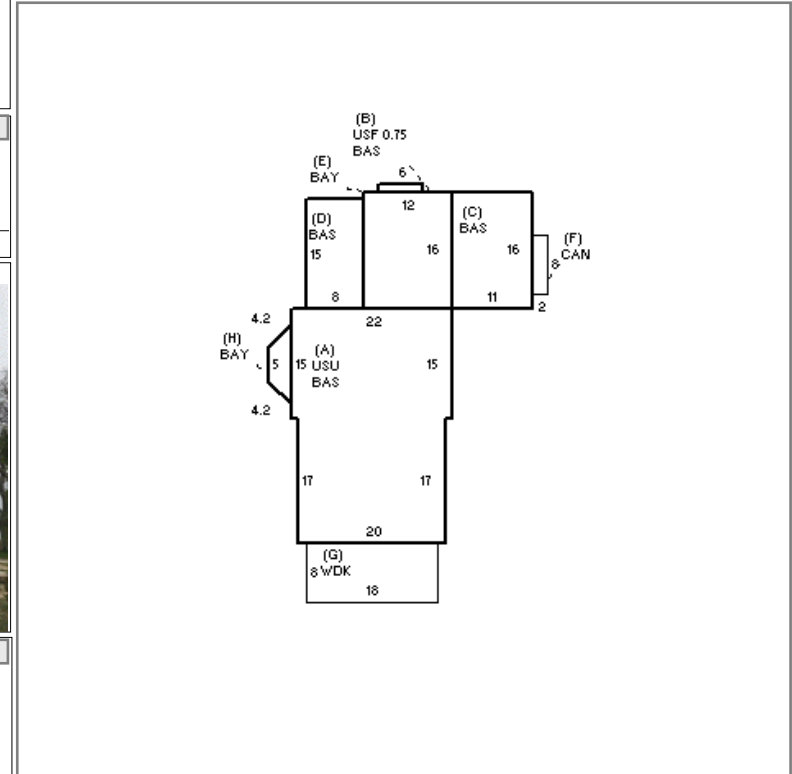
CURRENT OWNER				PARCEL ID				LOCATION			
DANGELO MICHAEL A 15 LINCOLN AVE BUZZARDS BAY, MA 02532-3118				23.1-12-0				15 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DANGELO MICHAEL A				07/30/1998	G	120,000	(149531)				

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	%
18998	11/15/2018	5	DEMOLITIONS		04/23/2019	TL	100	100
12808	11/09/2012	3	ALT/RENO	35,500	05/05/2022	TL	50	67
10470	08/11/2010	3	ALT/RENO	25,000	05/05/2022	TL	50	67
07025	01/17/2007	3	ALT/RENO	8,000	04/23/2019	TL	100	100
07013	01/09/2007	3	ALT/RENO	7,500	04/23/2019	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,060	4	1.00	100	1.00	210,362	2.31	15	0.85	R05	1.05	156,800

TOTAL	14,070 SF	ZONING	1	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	13 X 13 SHF - IS AN OLD WINDMILL Topo = NOISE/ROTARY VIEW				LAND	156,800	138,800
Infl1	AVG					BUILDING	303,800	268,900
N_Index	AVG					DETACHED	13,000	12,400
						OTHER	0	0
						TOTAL	473,600	420,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	F	0.70	50 0.50	34 X 27	918	24.24	11,100
SHF	F	0.70	50 0.50	10 X 28	280	10.66	1,500
SHF	M	0.70	80 0.20	13 X 13	169	11.16	400



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	TL
MODEL	1		RESIDENTIAL	LIST	4/23/2019	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/5/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1870	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	349,162		
NET AREA	1,332	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,038	1870	235.76	244,722	CONDITION ELEM CD			
\$NLA(RCN)	\$262	OVERALL	1.210	EXT COVER	2	CLAPBOARD	1.00	A	USU	N	UPPER STORY UNF	670		56.85	38,086	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	144	1870	135.14	19,460	INTERIOR	A		
				ROOF COVER	1	ASP/COMP SHIN	1.00	D	BAS	L	BASE AREA	120	2007	235.76	28,292	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAY	L	BAYWINDOW	30	1870	222.42	6,673	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	F	CAN	N	CANOPY	16		18.96	303	HEAT	U		
				HEATING/COOLING	4	STEAM	0.99	G	WDK	N	WOOD DECK	144		48.53	6,988	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	CPC	O	O	CAPE CELLAR	1		4,637.50	4,638				
				USE	0		1.00	FIX	O	O	XTRA FIXTURES			0.00					
																	EFF.YR/AGE	2006 / 16	
																	COND	13 13 %	
																	FUNC	0 uc	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$303,800	