

Key: 5033

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.163

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| MELLING IRENE 1 FARNUM RD BOURNE, MA 02532 | | | | 24.2-59-0 | | | | 1 FARNUM RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MELLING IRENE | | | | 07/02/2007 | A | 616,000 | 22160-46 | | | | |
| MELLING PAUL F SR & | | | | 09/09/1997 | QS | 275,000 | 10942-264 | | | | |
| VAUGHAN DONALD W & | | | | 11/26/1993 | F | 10 | N/A-N/A | | | | |

| 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 % |
| 18685 | 08/13/2018 | 4 | DETACH.STRUC | 1,450 | | | 100 100 |
| 10609 | 10/12/2010 | 3 | ALT/RENO | 24,000 | 01/28/2011 | | 100 100 |
| 02402 | 06/14/2002 | 8 | POOL | 12,000 | 03/14/2003 | TL | 100 100 |
| 990490 | 08/05/1999 | 4 | DETACH.STRUC | 400 | 12/08/1999 | MS | 100 100 |
| 970570 | 11/06/1997 | 3 | ALT/RENO | 28,000 | 03/02/1999 | JS | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 21,715 | 6 | 1.00 | 100 | 1.00 | 1.00 | 589,250 | 1.60 | A | 1.00 | CEX 2.50 | 469,260 |

| TOTAL | 21,736 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 469,300 | 415,300 | | | |
| Infl1 | AVG | | BUILDING | 405,400 | 358,800 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 874,700 | 774,100 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 8 | | | 0.00 | |
| APO | A | 1.00 | 10 0.90 15 X 24 | | | 0.00 | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 5/16/2019 | TL |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/16/2019 | TL |
| STYLE | 17 | 1.05 | RAISED CAPE [100%] | REVIEW | 5/16/2019 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 0.995 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 3,018 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 336 | | 77.09 | 25,902 |
| \$NLA(RCN) | \$168 | OVERALL | 1.110 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | LLU | N | LOWER LEVEL UNF | 1,284 | | 34.35 | 44,111 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | LLF | L | LOWER LEVEL FIN | 1,284 | 1955 | 58.47 | 75,071 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,284 | 1955 | 207.62 | 266,580 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | USF | L | UPPER STORY FIN | 450 | 1955 | 121.53 | 54,687 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | ASH | N | ATT SHED | 20 | | 27.45 | 549 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | WDK | N | WOOD DECK | 558 | | 23.59 | 13,164 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F22 | O | FPL 2S 2OP | 1 | | 10,184.10 | 10,184 | |
| | | | | USE | 0 | | 1.00 | FIX | O | XTRA FIXTURES | 7 | | 2,352.00 | 16,464 | |

| TOTAL RCN | 506,711 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1999 / 23 |
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$405,400 |

