

Key: 6332

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.488

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERRY LYNN & THOMAS PERRY TRS MONUMENT BEACH REALTY TRUST 14 MELLON RD WELLESLEY, MA 02482				30.4-4-0				14 ALONA AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRY LYNN & THOMAS PERRY				12/12/2018	F	31722-246-24					
CONNORS ROBERT E & CHRIST				01/10/2008	F	22597-1					
CONNORS CAROLYN G TRS				03/28/1995	XX	9603-83					

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	%
11511	09/02/2011	9	DECK	14,000	02/25/2015		100	100
02412	06/24/2002	3	ALT/RENO	5,200	02/26/2004	TL	100	100
940276	06/14/1994	4	DETACH.STRUC	400	01/20/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	3,500	9	1.00	100	1.00	100	1.00	459,615	8.40	A	1.00	BGD	1.95			310,280

TOTAL	3,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	310,300	302,800			
Infl1	AVG		BUILDING	199,000	176,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	509,300	478,900			

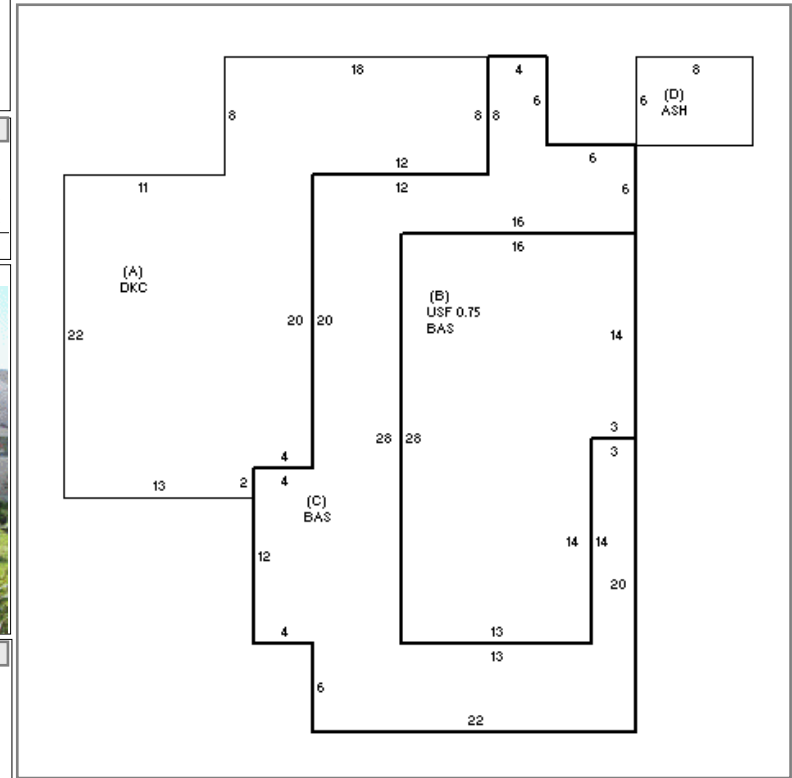
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 6 X 8			0.00	

PHOTO 08/04/2008



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2015	DB
MODEL	1		RESIDENTIAL	LIST	2/25/2015	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/25/2015	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	DKC	N	DECK-COMPOSITE	510		65.00	33,152
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	928	1900	205.31	190,523
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	305	1900	113.92	34,745
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	48		25.73	1,235
FLOOR COVER	35	W/W-VINYL	1.00		FIX	O	XTRA FIXTURES	1		2,205.20	2,205
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								



YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,233	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	1.020
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	261,861
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	\$199,000