Key: 664

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 664

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELLO JASON M & JENNIFER A **P O BOX 615** **SAGAMORE BEACH, MA 02562**	**4.3-71-0**	**35 LATHROP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELLO JASON M & JENNIFER	05/21/2004	F		18619-38
MELLO JASON M	12/29/1998	QS	125,000	11952-251

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

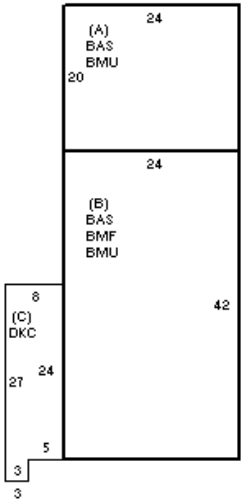
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-421	11/02/2020	3	ALT/RENO	34,366	04/07/2021		100	100
05050	02/02/2005	10	WOODSTOVE	1,500	04/06/2005	TL	100	100
02768	11/18/2002	3	ALT/RENO	6,900	02/24/2004	TL	100	100
02735	10/31/2002	6	FENCE	1,250	02/24/2004	TL	100	100
970331	06/20/1997	3	ALT/RENO	168	04/21/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,600	1 1.00	100 1.00	100 1.00	388,905	3.59	A 1.00	BAV 1.65			275,740

TOTAL	8,581 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	275,700	244,000
BUILDING	303,000	271,700
DETACHED	0	0
OTHER	0	0
TOTAL	**578,700**	**515,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/08/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	2/8/2018	EST
REVIEW	12/31/2018	DB

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,488	DETAIL ADJ	1.000
$NLA(RCN)	$268	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,488		32.10	47,767
+	BAS	L	BASE AREA	1,488	1971	184.34	274,304
B	BMF	N	BSMT FINISH	1,008		34.88	35,156
C	DKC	N	DECK-COMPOSITE	201		63.10	12,682
	BMG	O	BSMT GARAGE	2		7,162.55	14,325
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	398,710

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			$303,000