Key: 9840

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RINALDI RALPH A & ANN MARIE C RINALDI 53 MERELINE AVENUE E LONGMEADOW, MA 01028	44.1-149-0	16 DOLLINS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RINALDI RALPH A &	03/02/1998	QS	121,500	11256-6

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

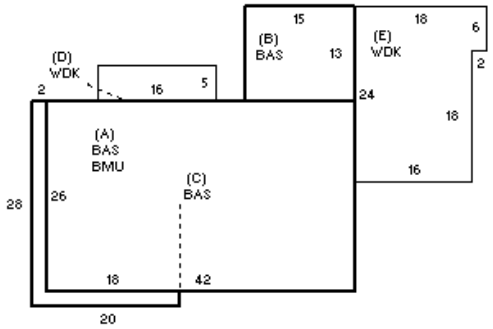
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-411	10/30/2020	3	ALT/RENO	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,850	11 1.00	100 1.00	100 1.00	294,625	1.53	A 1.00	PVG 1.25			236,850

TOTAL	22,869 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	PONDFRONT		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	236,900	209,600
BUILDING	337,900	223,300
DETACHED	0	0
OTHER	0	0
TOTAL	**574,800**	**432,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/20/1999

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	10/25/2023	SL
LIST	10/25/2023	EST
REVIEW	10/25/2023	SL

YEAR BLT	1982	SIZE ADJ	1.015
NET AREA	1,379	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	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	6	SHAKES	1.05
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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		37.01	40,417
+	BAS	L	BASE AREA	1,379	1982	190.80	263,115
+	WDK	N	WOOD DECK	476		21.68	10,320
	BMF	N	BSMT FINISH	819		35.23	28,853
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	4		2,161.45	8,646

TOTAL RCN	359,490

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2013 / 9	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$337,900