Key: 10188

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,423

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUETH DWIGHT & SALLY LUETH C/O LUETH DWIGHT & SALLY LUETH 39 EMERSON RD WELLESLEY, MA 02481	47.1-44-0	8 KENNEBEC AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUETH DWIGHT & SALLY LUET	08/28/2023	A	107,248	35960-247
LUETH DWIGHT & SALLY LUET	11/21/2014	F		28522-304
LUETH DWIGHT &		XX		1516-610

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	%

LAND

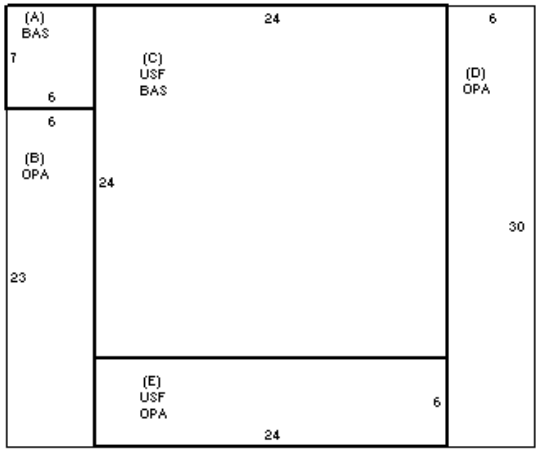
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,000	11 1.00	100 1.00	100 1.00	707,100	9.75	A 1.00	BG- 3.00			474,990

TOTAL	3,006 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	475,000	420,400
BUILDING	92,700	82,000
DETACHED	7,100	6,800
OTHER	0	0
TOTAL	**574,800**	**509,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	12 X 18		216	46.93	7,100

PHOTO 09/11/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2008	SAL
LIST	3/19/2009	TL
REVIEW	3/19/2009	TL

YEAR BLT	1934	SIZE ADJ	1.015
NET AREA	1,338	DETAIL ADJ	1.000
$NLA(RCN)	$96	OVERALL	0.520

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	618	1934	108.87	67,282
+	OPA	N	OPEN PORCH	462		31.06	14,351
+	USF	L	UPPER STORY FIN	720	1934	57.39	41,320
	F21	O	FPL 2S 1OP	1		4,649.40	4,649
	FIX	O	XTRA FIXTURES	1		1,124.20	1,124

TOTAL RCN 128,727

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	F
HEAT	A
ELECT	O

EFF.YR/AGE 1991 / 31

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $92,700