

Key: 10779

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.051

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LOMEDICO JOHN J & ELIZABETH R LOMEDICO				51.1-21-0				18 WINSOR RD				
254 SHAWMUT AVE BOSTON, MA 02118				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LOMEDICO JOHN J & NARDI EDWARD G & GEORGE C				03/26/2018	O	2,500,000	31160-268	
				NARDI EDWARD G & GEORGE C				08/14/2012	F	246,121	26582-276-86	
				NARDI EDWARD G & GEORGE C				08/11/2011	A	123,059	25614-84/86	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19335-C	06/10/2020	3	ALT/RENO		04/14/2023	TL	100	100
		1	NEW CONSTRUC		12/30/2020	RP	100	100
19335-A	04/25/2019	1	NEW CONSTRUC	2,075,000			100	100
19335-B	04/25/2019	5	DEMOLITIONS		06/06/2019	RP	100	100
		1	NEW CONSTRUC	2,075,000	12/23/2020	RP	100	100

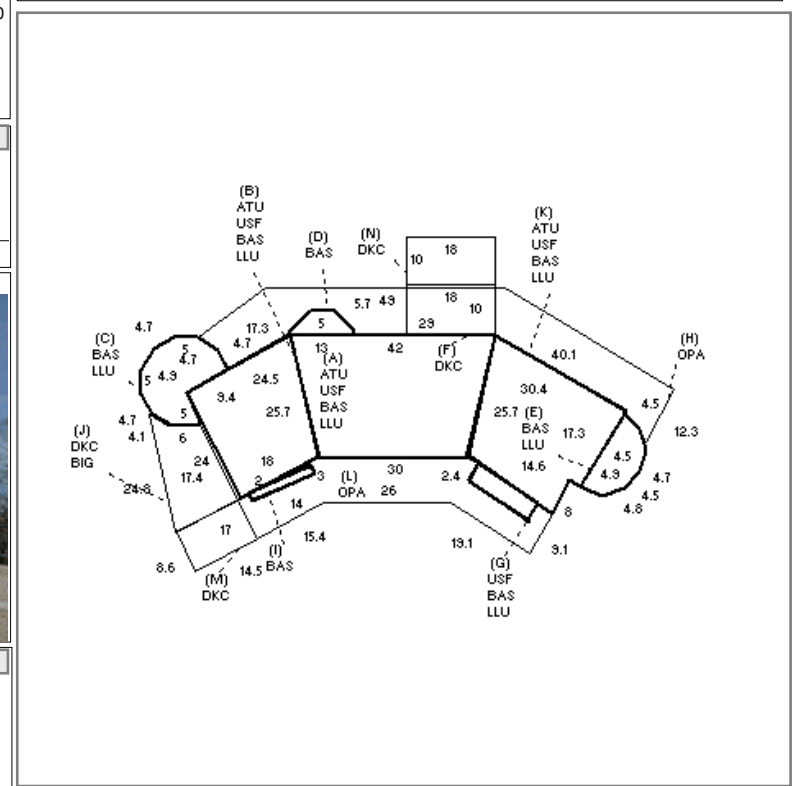
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	BSP	9.10	1,969,180
325	A	1.312	14	1.00	100	1.00	100	1.00	1.00	BSP	9.10	68,050

TOTAL	2.230 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE Chapter 91 License #76-40 Expires 2094- 06/19; class code changed to 1010; adjusted dock deprec 4/20	LAND	2,037,200	1,802,800			
Infl1	AVG		BUILDING	3,145,100	2,802,900			
N_Index	AVG		DETACHED	175,800	122,000			
			OTHER	161,500	137,500			
			<b>TOTAL</b>	<b>5,519,600</b>	<b>4,865,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	G	1.20	10 0.90	15 X 22	2006	330 30.36	9,000
PPD	A	1.00	10 0.90	4 X 131		524 181.20	85,500
FLD	A	1.00	10 0.90	14 X 16		224 60.40	12,200
IPG	E	1.90	10 0.90		2020	500 58.33	26,200
CTA	E	1.90	10 0.90			1 36,948.16	33,300
PTD	E	1.90	10 0.90	EST	2020	1,600 6.70	9,600



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/9/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/23/2023	SL
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2019	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,145,059
NET AREA	4,648	DETAIL ADJ	1.000	FOUNDATION	6	ELEVATED	1.00	+	LLU	N	LOWER LEVEL UNF	2,448		95.13	232,884	CONDITION ELEM	CD
\$NLA(RCN)	\$677	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	2,123	2019	282.53	599,809	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	900		134.84	121,356	INTERIOR	A
				ROOF COVER	2	WOOD SHINGLES	1.02	B	ATU	N	ATTIC UNF	518		137.83	71,395	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,525	2019	536.23	1,353,973	BATHS	A
				INT. FINISH	1	PLASTER	1.00	+	DKC	N	DECK-COMPOSITE	720		202.33	145,680	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	OPA	N	OPEN PORCH	1,444		176.83	255,336	ELECT	A
				FUEL SOURCE	2	GAS	1.00	J	BIG	N	BUILT-IN GARAGE	236		288.73	68,141		
				USE	0		1.00	K	ATU	N	ATTIC UNF	646		136.20	87,984		
									BMG	O	BSMT GARAGE	2		23,244.05	46,488		
									F22	O	FPL 2S 2OP	1		30,069.20	30,069		
									FIX	O	XTRA FIXTURES	19		6,944.45	131,945		

EFF.YR/AGE	2021 / 1
COND	0 0 %
FUNC	0 uc
ECON	0
DEPR	0 % GD 100
RCNLD	\$3,145,100

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.052

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LOMEDICO JOHN J & ELIZABETH R LOMEDICO 254 SHAWMUT AVE BOSTON, MA 02118				51.1-21-0				18 WINSOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

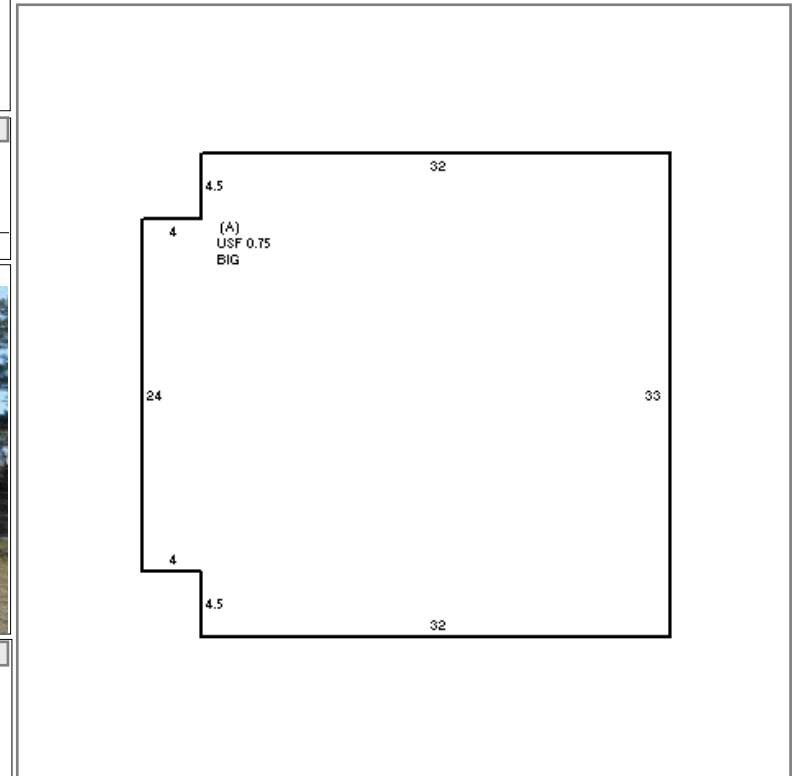
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	161,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2020	RP
MODEL	1		RESIDENTIAL	LIST	2/10/2021	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	4/14/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	2019	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	161,463	
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,152		62.04	71,471	CONDITION ELEM	CD	
\$NLA(RCN)	\$187	OVERALL	0.790	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	864	2019	95.42	82,442	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00		FIX	O	XTRA FIXTURES	4		1,887.55	7,550	INTERIOR	A	
				ROOF COVER	2	WOOD SHINGLES	1.02									KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		3	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		4	1.00															
GARAGE CAPACITY		2	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		0	1.00															
EFF.YR/AGE 2021 / 1																		
COND 1 1 %																		
FUNC 0																		
ECON 0																		
DEPR 0 % GD 100																		
RCNLD \$161,500																		