

Key: 1095

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.103

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|----------------------------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| LUCCI ROBERT M & SANDRA J LUCCI 1 SIR LANCELOT DR BUZZARDS BAY, MA 02532-2382 | | | | 6.0-175-0 | | | | 1 SIR LANCELOT DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LUCCI ROBERT M & | | | | 09/16/1997 | QS | 125,845 | 10954-305 | | | | |

| 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 | % |
| 06046 | 01/23/2006 | 2 | ADDITIONS | 27,000 | 09/27/2007 | DB | 100 | 100 |
| 970340 | 06/26/1997 | 1 | NEW CONSTRUC | 50,000 | 12/30/1997 | JC | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,000 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 2.18 | A | 1.00 | R05 | 0.90 | | | 159,450 |

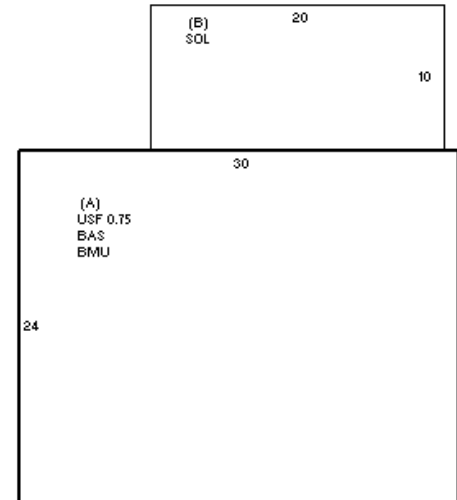
| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 14,985 SF | ZONING | 1 | FRNT | 99 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BDALE | NOTE | LAND | 159,500 | 156,800 | | | |
| Infl1 | AVG | | BUILDING | 232,700 | 208,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 392,200 | 365,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 6X8 | | | 0.00 | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 12/2/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/2/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 12/2/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1997 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,260 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$228 | OVERALL | 1.070 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 7 | 1.00 |
| GARAGE CAPACITY | | 0 | 1.00 |
| % BSMT FINISH | | 0 | 1.00 |
| # OF HALF BATHS | | 1 | 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 | 35 | WW-VINYL | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 720 | | 49.99 | 35,994 |
| A | BAS | L | BASE AREA | 720 | 1997 | 224.02 | 161,296 |
| A | USF | L | UPPER STORY FIN | 540 | 1997 | 119.50 | 64,531 |
| B | SOL | N | SOLARIUM | 200 | | 104.09 | 20,819 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,312.75 | 4,626 |

| TOTAL RCN | 287,265 | |
|----------------|-----------|---------|
| CONDITION ELEM | | |
| EXTERIOR | | A |
| INTERIOR | | A |
| KITCHEN | | A |
| BATHS | | A |
| HEAT | | A |
| ELECT | | A |
| EFF.YR/AGE | 2000 / 22 | |
| COND | 19 | 19 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | \$232,700 | |