

Key: 11027

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.318

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
LRS REALTY TRUST 58 UNION ST BRIGHTON, MA 02135			51.4-67-0			5 OLOFSON DR		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
LRS REALTY TRUST			07/16/2021	F	10	34298-340		
LOMBARDI LOUIS, ELAINE LO			06/08/2021	F	10	34190-57		
LOMBARDI LOUIS & ELAINE			11/16/2011	F	10	25842-39		

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,370	14	1.00	100	1.00	100	1.00	R06	1.25		251,610

TOTAL	30,361 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	251,600	222,700			
Infl1	AVG		BUILDING	322,300	285,200			
N_Index	AVG		DETACHED	15,300	14,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>589,200</b>	<b>522,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	16 X 28	2004	448	37.98	15,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2004	JS
MODEL	1		RESIDENTIAL	LIST	5/12/1990	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/13/2004	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.005
NET AREA	2,026	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	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	3	W/W CARPET	1.00
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	1,130		37.38	42,239
+	BAS	L	BASE AREA	1,130	1978	196.78	222,367
B	USF	L	UPPER STORY FIN	864	1978	110.35	95,345
C	OVH	L	OVERHANG	32	1978	185.64	5,941
+	WDK	N	WOOD DECK	798		21.90	17,473
	BMG	O	BSMT GARAGE	1		7,306.90	7,307
	F11	O	FPL 1S 1OP	1		8,219.30	8,219
	F21	O	FPL 2S 1OP	1		9,030.10	9,030
	FIX	O	XTRA FIXTURES	3		2,183.13	6,549
	MST	O	MAS/METAL STACK	1		4,091.20	4,091

TOTAL RCN	418,561
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$322,300

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	%
04063	02/13/2004	8	POOL	21,000	09/10/2004	JS	100	100
03923	12/17/2003	9	DECK	15,300	09/10/2004	JS	100	100

