Key: 1337

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,344

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUONI A DONALD **C/O FOLEY MARK E** **475 WILLISTON RD** **SAGAMORE BEACH, MA 02562**	**7.1-23-0**	**36-& 40 STANDISH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOLEY MARK E	02/16/2023	F	1	(232276)
LUONI A DONALD	02/27/1986	QS	160,000	(105467)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO-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	40,000	1	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00	R04	1.10			238,030
300	A	0.162	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10			2,900

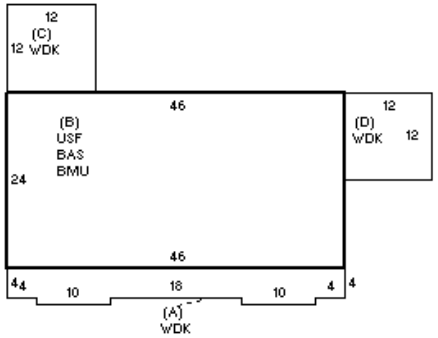
TOTAL	1.080 Acres	ZONING	1	FRNT	304
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	240,900	213,200
BUILDING	351,100	310,700
DETACHED	0	0
OTHER	0	0
TOTAL	**592,000**	**523,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/13/2009



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	11	1.05	DUPLEX [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/13/2022	NMP
LIST	7/13/2009	JB
REVIEW	7/13/2009	JB

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.005
NET AREA	2,208	DETAIL ADJ	1.000
$NLA(RCN)	$204	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	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
+	WDK	N	WOOD DECK	492		23.40	11,512
B	BMU	N	BSMT UNFINISHED	1,104		39.95	44,100
B	BAS	L	BASE AREA	1,104	1983	210.29	232,159
B	USF	L	UPPER STORY FIN	1,104	1983	113.89	125,737
	BMG	O	BSMT GARAGE	2		7,808.35	15,617
	FIX	O	XTRA FIXTURES	9		2,332.82	20,995

TOTAL RCN	450,119

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$351,100