Key: 15325

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,770

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOMANNO FRANK D ETUX SUSAN M KAKLEY PO BOX 968 BELCHERTOWN, MA 01007	12.1-117-0	4 LISA LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOMANNO FRANK D ETUX	11/08/2013	QS	159,000	27814-28
HUNT LISA J	03/13/2005	F		NA-NA
SORENTI LISA J	08/06/2003	F	1	17412-329

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

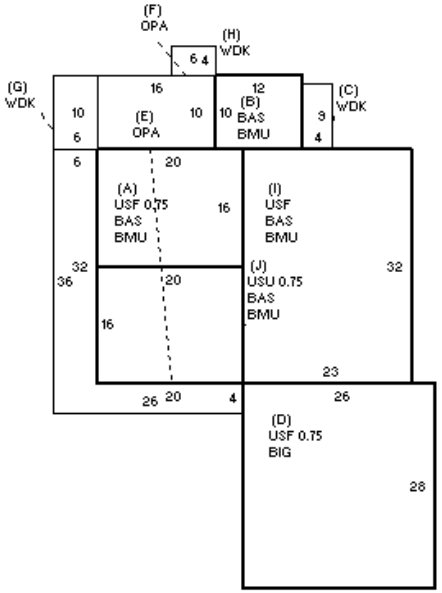
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-128	03/10/2022	6	FENCE	10,000			100	100
		3	ALT/RENO		07/01/2021	TL	100	100
19152	03/07/2019	14	SOLAR	23,000			100	100
17739	09/15/2017	1	NEW CONSTRUC	334,500	07/11/2018	TL	100	100

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	0.002	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10			40

TOTAL	40,091 SF	ZONING		FRNT	132
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	238,100	210,700
BUILDING	726,300	649,300
DETACHED	0	0
OTHER	0	0
TOTAL	**964,400**	**860,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	10/25/2018	TL
REVIEW	7/1/2021	TL

YEAR BLT	2017	SIZE ADJ	0.995
NET AREA	3,018	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,496		38.11	57,016
+	BAS	L	BASE AREA	1,496	2017	218.86	327,418
+	USF	L	UPPER STORY FIN	1,522	2017	124.03	188,780
+	WDK	N	WOOD DECK	120		47.14	5,657
D	BIG	N	BUILT-IN GARAGE	728		87.98	64,051
+	OPA	N	OPEN PORCH	456		70.21	32,017
J	USU	N	UPPER STORY UNF	240		55.88	13,411
	FIX	O	XTRA FIXTURES	9		2,540.57	22,865
	GFP	O	GAS FIREPLACE	2		7,635.25	15,271
	JAC	O	JACUZZI	1		14,650.10	14,650

TOTAL RCN	741,135

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

EFF.YR/AGE	2017 / 5		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			$726,300