

Key: 2122

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.133

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
FROMAN SCOTT A & JUDITH M FROMAN 10 LUCIA LANE SAGAMORE BEACH, MA 02562		12.1-38-0		10 LUCIA LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FROMAN SCOTT A &		01/11/1990	QS	50,000	10523-55

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 %
17187	03/19/2017	3	ALT/RENO	20,500	04/04/2018		100 100
11422	07/26/2011	6	FENCE	200	09/26/2011		100 100
03831	11/17/2003	10	WOODSTOVE	1,200			100 100
980070	02/19/1998	10	WOODSTOVE	100	01/13/1999	JS	100 100
960532	10/31/1996	1	NEW CONSTRUC	138,000	01/15/1998	JS	100 100

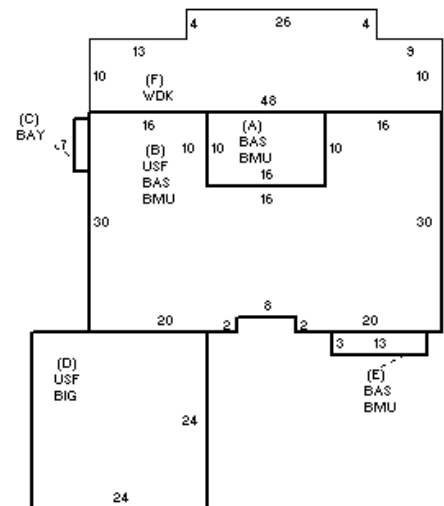
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	28,800 1	1.00	100	1.00	100	1.00	235,700	1.28	A	1.00	R03 1.00	198,810

TOTAL	28,793 SF	ZONING	1	FRNT	240	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	198,800	176,000			
Infl1	AVG		BUILDING	618,700	554,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		817,500	730,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	NMP
MODEL	1		RESIDENTIAL	LIST	4/4/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1996	SIZE ADJ	0.995
NET AREA	3,317	DETAIL ADJ	1.000
\$NLA(RCN)	\$233	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	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	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	1,463		38.81	56,782
+	BAS	L	BASE AREA	1,463	1996	222.88	326,071
+	USF	L	UPPER STORY FIN	1,840	1996	126.31	232,411
C	BAY	L	BAYWINDOW	14	1996	219.99	3,080
D	BIG	N	BUILT-IN GARAGE	576		95.25	54,866
F	WDK	N	WOOD DECK	584		25.95	15,155
BMF	N		BSMT FINISH	1,028		42.17	43,349
F11	O		FPL 1S 1OP	1		9,741.00	9,741
FIX	O		XTRA FIXTURES	10		2,587.24	25,872
KIT	O		EXTRA KITCHEN	1		6,102.40	6,102

TOTAL RCN	773.428
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$618,700