

Key: 2296

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.310

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUNEDEI PETER E & MARJORIE LUNEDEI PO BOX 177 SAGAMORE, MA 02561-0177				12.3-90-1				3 FREIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUNEDEI PETER E &				09/05/1985	QS	63,000	4696-13				

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	%
18703	08/20/2018	6	FENCE	5,000			100	100

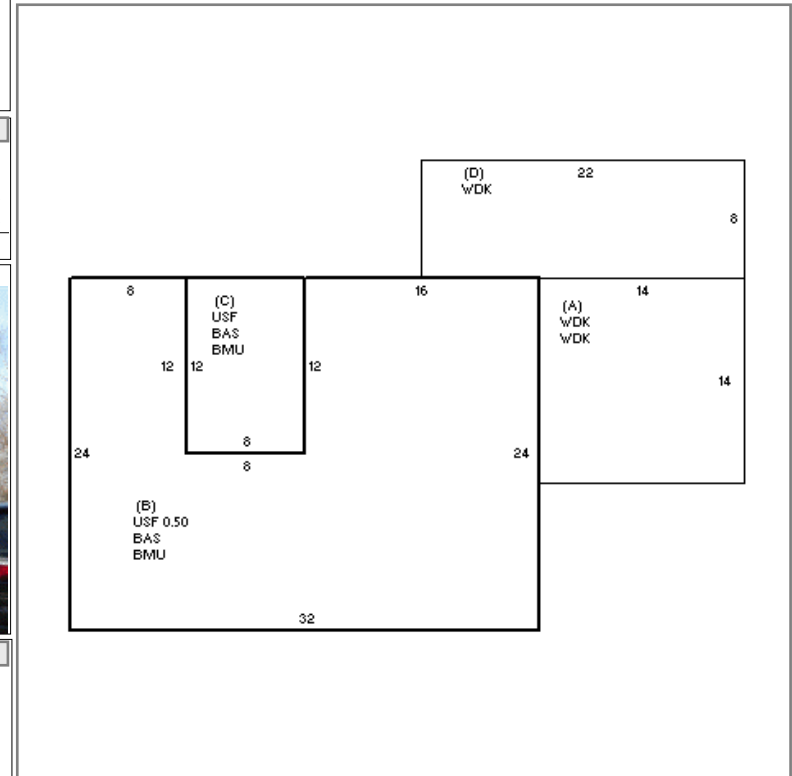
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,200	2	1.00	100	1.00	100	1.00	212,130	1.33	A	1.00	R04	0.90			176,670

TOTAL	27,181 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	176,700	156,400			
Infl1	AVG		BUILDING	222,400	194,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	399,100	350,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/21/2022	VER
STYLE	4	1.05	CAPE [100%]	REVIEW	12/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,200	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	4	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	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	568		23.63	13,422
+	BMU	N	BSMT UNFINISHED	768		50.93	39,112
+	BAS	L	BASE AREA	768	1985	228.21	175,266
+	USF	L	UPPER STORY FIN	432	1985	121.73	52,589
	FIX	O	XTRA FIXTURES	2		2,355.95	4,712

TOTAL RCN	285,101
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	\$222,400