

Key: 2772

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.800

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FOLINO GREGORY A & ANNE W TR				14.4-22-0				95 LEWIS POINT RD				
FOLINO FAMILY LIVING TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
95 LEWIS POINT RD				FOLINO GREGORY A & ANNE W				03/31/2014	F		1 (202991)	
BUZZARDS BAY, MA 02532				FOLINO GREGORY A &				12/05/2001	F		(163600)	
				FOLINO JOHN W JR &				12/05/2001	X		(17503)	

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 %
19173	03/14/2019	3	ALT/RENO		07/26/2022	SL	100 100
02368	06/11/2002	6	FENCE	3,500	06/02/2004	TL	100 100
02251	04/29/2002	5	DEMOLITIONS	16,000	12/31/2002	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	20,250	4	1.00	100	1.00	100	1.00	612,820	1.69	A	1.00	BSP	2.60			482,050

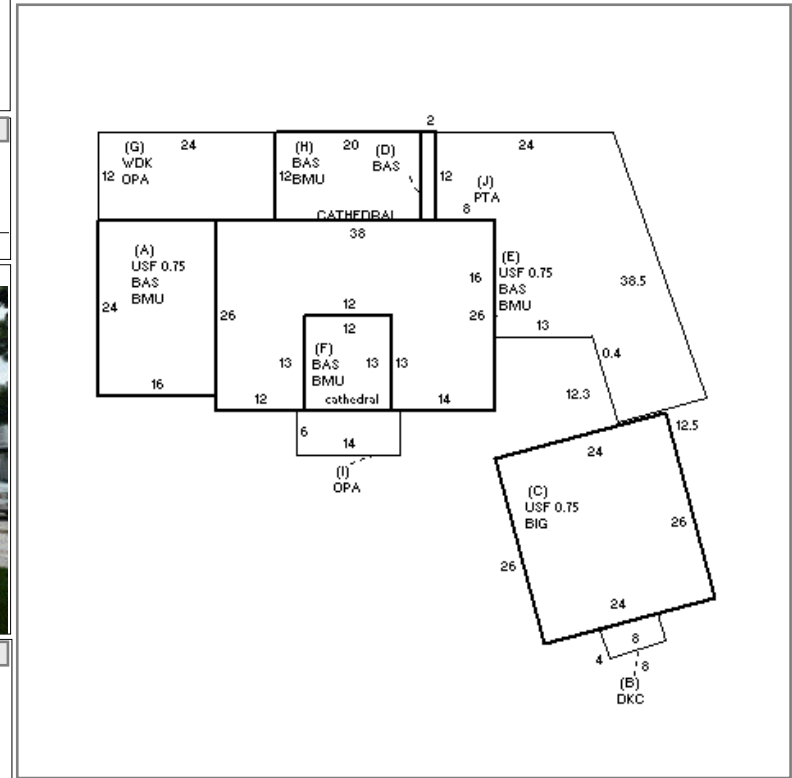
DETACHED

TOTAL	20,255 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	482,100	410,200
Infl1	AVG		BUILDING	692,700	613,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,174,800	1,023,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2022	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/26/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	814,989
NET AREA	3,016	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,612		36.86	59,426	CONDITION ELEM	CD
\$NLA(RCN)	\$270	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,380	2002	129.26	178,377	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	32		78.05	2,498	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	624		91.69	57,213	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,636	2002	224.48	367,246	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	372		73.17	27,219	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	WDK	N	WOOD DECK	288		32.20	9,273	ELECT	A
				FUEL SOURCE	2	GAS	1.00	J	PTA	N	PATIO	810		16.91	13,693		
				USE	0		1.00	BGF	N	BSMT GOOD FINIS	384		93.40	35,865			
								OPA	N	OPEN PORCH	12		118.22	1,419	EFF.YR/AGE	2004 / 18	
								WDK	N	WOOD DECK	24		87.86	2,109	COND	15 15 %	
								F21	O	FPL 2S 1OP	1		10,951.80	10,952	FUNC	0	
								FIX	O	XTRA FIXTURES	10		2,647.63	26,476	ECON	0	
								GFP	O	GAS FIREPLACE	1		7,956.80	7,957	DEPR	15 % GD 85	
								JAC	O	JACUZZI	1		15,267.10	15,267	RCNLD	\$692,700	