

Key: 2964

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.001

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUNDELL DAVID A ETUX C/O LUNDELL FAMILY REALTY TRUS 5 CORDWOOD CIR BOURNE, MA 02532				15.0-174-0				5 CORDWOOD CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUNDELL FAMILY REALTY TRU				11/22/2023	F	10	36100-193				
LUNDELL DAVID A ETUX				04/28/2011	QS	425,400	25411-97				
PILGRIM PINES LD LLC				04/28/2011	B	15,459	25411-94				

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 %
17872	10/23/2017	3	ALT/RENO	35,000	03/07/2018	BC	100 100
13427	07/02/2013	4	DETACH.STRUC	5,000	01/29/2015	DB	100 100
11459	08/08/2011	6	FENCE	1,400	01/29/2015	DB	100 100
10390	07/06/2010	1	NEW CONSTRUCT	194,000	05/13/2011	TL	100 100

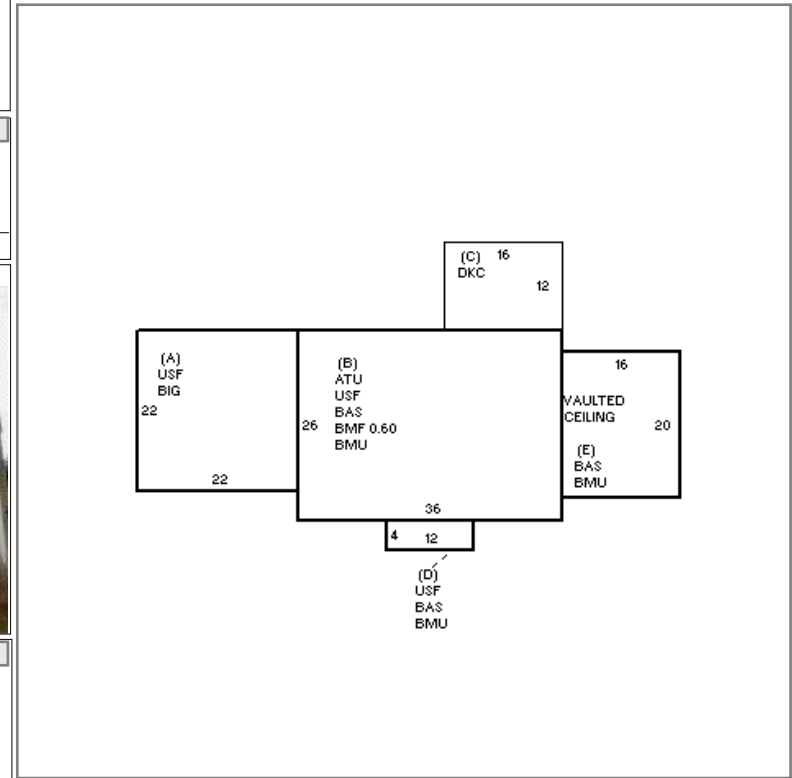
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,593	4	1.00	100	1.00	100	1.00	259,270	1.25	A	1.00	R07	1.10			220,070

TOTAL	29,593 SF	ZONING	1	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	220,100	212,500			
Infl1	AVG		BUILDING	606,600	542,500			
N_Index	AVG		DETACHED	6,200	5,900			
			OTHER	0	0			
			TOTAL	832,900	760,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S	3.00	10 0.90 10X14	2013	140	49.27	6,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/7/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/9/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,772	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	484		88.09	42,635
\$NLA(RCN)	\$238	OVERALL	1.070	EXT COVER	15	VINYL SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,468	2010	116.81	171,474
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,304		35.89	46,803
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BMF	N	BSMT FINISH	562		49.23	27,665
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,304	2010	211.20	275,401
				INT. FINISH	2	DRYWALL	1.00	B	ATU	N	ATTIC UNF	936		46.46	43,484
				HEATING/COOLING	9	WARM-COOL AIR	1.03	C	DKC	N	DECK-COMPOSITE	192		70.54	13,544
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	10		2,392.61	23,926
				USE	0		1.00		GFP	O	GAS FIREPLACE	2		7,190.40	14,381

TOTAL RCN	659,313	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE		2011 / 11	
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8 % GD	92	
RCNLD			\$606,600