Key: 3199

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,239

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUNEDEI MICHAEL L TRS C/O BERGMAN BONNIE L PO BOX 337 SAGAMORE, MA 02561	17.2-32-0	3 WOODLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERGMAN BONNIE L	05/25/2023	J	250,000	35806-103
BERGMAN BONNIE L &	05/25/2023	F	1	35806-78
LUNEDEI MICHAEL L TRS	05/19/2022	F	10	35130-167

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

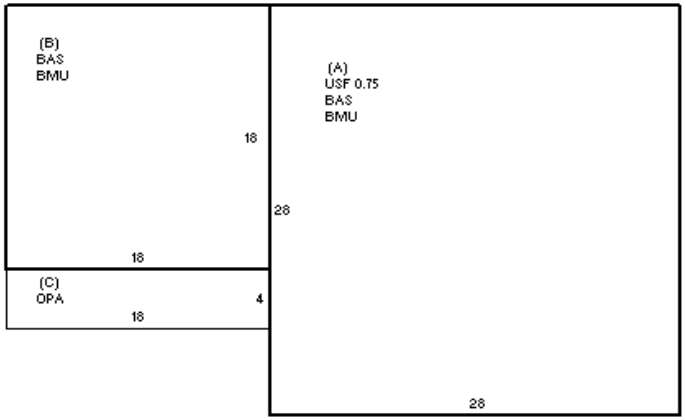
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,330	2 1.00	100 1.00	100 1.00	212,130	1.14	A 1.00	R04 0.90			185,330

TOTAL	33,323 SF	ZONING	1	FRNT	125
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,300	164,000
BUILDING	287,000	253,900
DETACHED	0	0
OTHER	0	0
TOTAL	**472,300**	**417,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2021	RP
LIST	8/17/2021	EST
REVIEW	8/17/2021	RP

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,696	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	35	W/W-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
+	BMU	N	BSMT UNFINISHED	1,108		40.14	44,480
+	BAS	L	BASE AREA	1,108	1978	211.34	234,159
A	USF	L	UPPER STORY FIN	588	1978	121.13	71,227
C	OPA	N	OPEN PORCH	72		84.37	6,075
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	372,672

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$287,000