

Key: 3365

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.408

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LUCE CHARLES W & ERIN C TRS		19.2-56-0		85 PURITAN RD	
CHARLES LUCE LIVING TRUST		TRANSFER HISTORY		DOS	T
29 LYNDON RD		LUCE CHARLES W & ERIN C T		01/20/2022	QS
SHARON, MA 02067		KALITSIS SUSAN N TRS		08/26/2020	F
		KALITSIS SUSAN N		07/23/2020	F

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 %
12473	07/16/2012	3	ALT/RENO		05/16/2023	TL	100 100
		3	ALT/RENO	16,000	03/19/2018	BC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,575 4	1.00	100	1.00	100	1.00					225,560

TOTAL	8,581 SF	ZONING	1	FRNT	63	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	225,600	199,600
Infl1	AVG		LAND	263,400	222,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	489,000	422,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2020	TL
MODEL	1		RESIDENTIAL	LIST	8/14/2020	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/16/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,016	DETAIL ADJ	1.000
\$NLA(RCN)	\$282	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		6	1.00
GARAGE CAPACITY		1	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	15	VINYL 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	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	324		24.72	8,008
+	BMU	N	BSMT UNFINISHED	848		42.19	35,780
+	BAS	L	BASE AREA	848	1949	229.46	194,580
C	USF	L	UPPER STORY FIN	168	1949	127.32	21,390
D	USU	N	UPPER STORY UNF	256		54.19	13,874
	F21	O	FPL 2S 1OP	1		10,192.90	10,193
	FIX	O	XTRA FIXTURES	1		2,464.60	2,465

TOTAL RCN	286,290	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 2011 / 11		
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$263,400	

