

Key: 5312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.454

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUBAO BARRY ETUX BARBARA LUBAO 84 GILDER RD BOURNE, MA 02532				26.1-84-0				84 GILDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUBAO BARRY ETUX				10/19/2015	QS	398,000	29210-138				
WINTERS PAMELA J &				03/13/2009	F	1	23524-5				
WINTERS PAMELA J &				03/13/2009	QS	390,000	23524-3				

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	%
EXB-23-39	01/25/2023	3	ALT/RENO		04/18/2023	SL	100	100
		3	ALT/RENO	8,600	04/18/2023	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,284 7	1.00	100	1.00	100	1.00	518,540	4.19	A	1.00	BVG 2.20	363,120

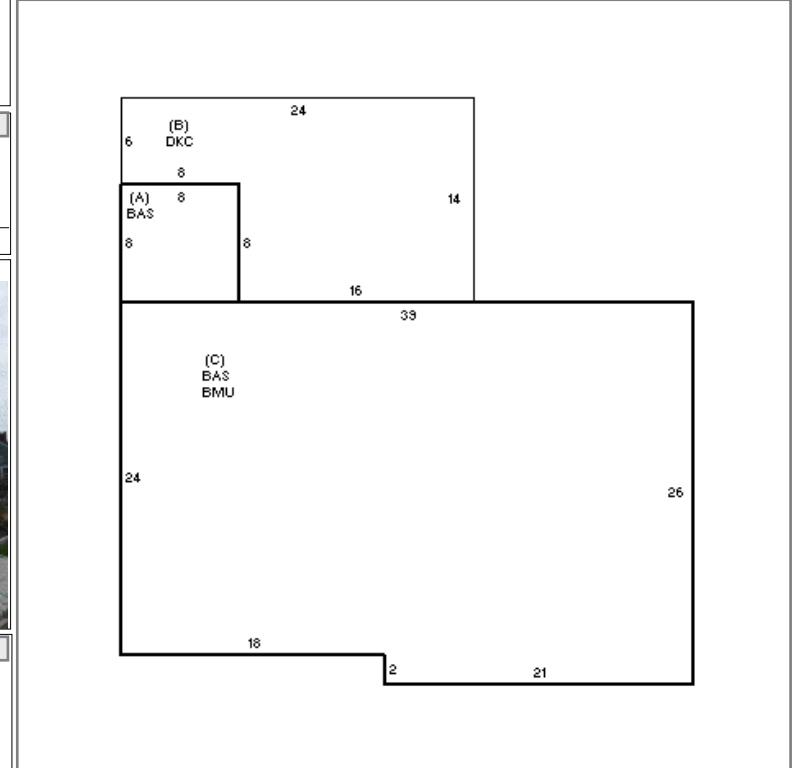
TOTAL	7,275 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE view	LAND	363,100	321,400			
Infl1	AVG		BUILDING	227,200	185,300			
N_Index	AVG		DETACHED	3,100	0			
			OTHER	0	0			
			TOTAL	593,400	506,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 9 X 12		108	16.42	900
GHD	A	1.00	10 0.90 7X12		84	29.06	2,200



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/2/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/18/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,042	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$260	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				UNITS	ADJ		
STORIES	1	1.00		ROOF SHAPE	1	GABLE	1.00
ROOMS	5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
BEDROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02
BATHROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
FIXTURES	9	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
GARAGE CAPACITY	0	1.00		FUEL SOURCE	2	GAS	1.00
% BSMT FINISH	0	1.00		USE	0		1.00
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,042	1958	198.74	207,090
B	DKC	N	DECK-COMPOSITE	272		65.01	17,682
C	BMU	N	BSMT UNFINISHED	978		37.75	36,922
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819

TOTAL RCN	270,513
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$227,200