Key: 6506

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,666

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUCIANO STEVEN ETUX LISA LUCIANO 8 PEMBERTON STREET WALPOLE, MA 02081-2927	30.4-188-0	3 BAYVIEW AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUCIANO STEVEN ETUX	04/16/2003	QS	248,000	16761-62
BOWIE MARK W		XX		04761-0042

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

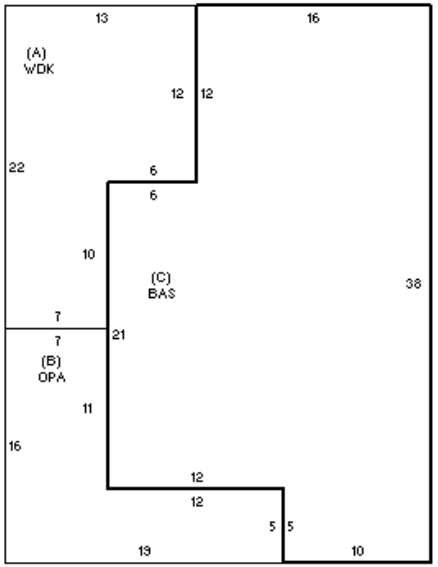
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03020	01/22/2003	3	ALT/RENO	1,000	06/22/2004	TL	100	100
591089	09/28/1989	2	ADDITIONS	6,500	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,400	9 1.00	100 1.00	100 1.00	294,625	1.92	A 1.00	BA+ 1.25			226,160

TOTAL	17,380 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	226,200	200,200
BUILDING	151,800	134,400
DETACHED	0	0
OTHER	0	0
TOTAL	**378,000**	**334,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2014	TL
LIST	8/15/2014	EST
REVIEW	8/15/2014	TL

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	704	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	226		27.21	6,149
B	OPA	N	OPEN PORCH	172		68.67	11,811
C	BAS	L	BASE AREA	704	1920	216.71	152,564
	CPC	O	CAPE CELLAR	1		3,967.10	3,967
	F11	O	FPL 1S 1OP	1		8,423.70	8,424
	FIX	O	XTRA FIXTURES	1		2,237.80	2,238

TOTAL RCN	185,153

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$151,800