**Key: 7617**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,773

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **LUNEDEI GUS L &<br>JUDITH A LUNEDEI<br>PO BOX 383<br>MONUMENT BEACH, MA 02553-0383** | **35.2-64-0** | **1 LAURA LN** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LUNEDEI GUS L & | 08/30/2001 | QS | 256,000 | 14186-182 |
| QUILICI CHARLES P & | 04/14/2000 | QS | 212,500 | 12945-85 |
| CIMENO J SCOTT TR | 01/14/2000 | R | 42,000 | 12780-142 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 990774 | 12/17/1999 | 1 | NEW CONSTRUC | 80,000 | 05/14/2001 | TL | 100 | 100 |
| | | 13 | OTHER | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,002 | 9 1.00 | 100 1.00 | 100 1.00 | 235,700 | 2.18 | A 1.00 | R04 1.00 | | | 177,160 |

| TOTAL | 14,985 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | MO BCH |
| Infl1 | AVG |
| N_Index | AVG |

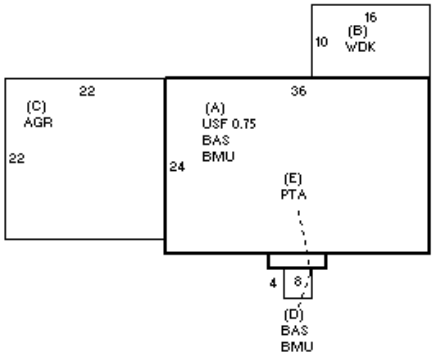
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 177,200 | 156,800 |
| BUILDING | 299,600 | 268,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **476,800** | **425,200** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 06/04/2019




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 | 5/30/2019 | RP |
| LIST | 5/30/2019 | EST |
| REVIEW | | |

| | | | |
|---|---|---|---|
| YEAR BLT | 1999 | SIZE ADJ | 1.010 |
| NET AREA | 1,528 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $239 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 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 | 1 | HARDWOOD | 1.02 |
| 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 | 880 | | 40.88 | 35,975 |
| + | BAS | L | BASE AREA | 880 | 1999 | 222.32 | 195,641 |
| A | USF | L | UPPER STORY FIN | 648 | 1999 | 121.90 | 78,992 |
| B | WDK | N | WOOD DECK | 160 | | 39.21 | 6,274 |
| C | AGR | N | ATT GARAGE | 484 | | 69.29 | 33,537 |
| E | PTA | N | PATIO | 16 | | 18.92 | 303 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,875.80 | 9,876 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,387.40 | 4,775 |

| TOTAL RCN | 365,371 |
|---|---|

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

| EFF.YR/AGE | 2001 / 21 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $299,600 |