

Key: 7976

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.138

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BITTNER EDWARD A ETUX KAREN J BITTNER 36 GARDEN STREET BOSTON, MA 02114-3713				38.2-107-1				3 LADY SLIPPER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BITTNER EDWARD A ETUX				11/16/2012	QS	835,000	26861-254				
TRUCCHI DAVID M &				01/22/1996	QS	410,000	10022-326				
JOHNSON LESTER MARTIN & C				09/23/1994	F	1	N/A-N/A				

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	%
H691	08/06/2020	2	ADDITIONS		07/01/2021	TL	100	100
19759	08/19/2019	2	ADDITIONS	617,000			100	100
13463	07/18/2013	15	INSULATE/WEA		08/10/2016	TL	100	100

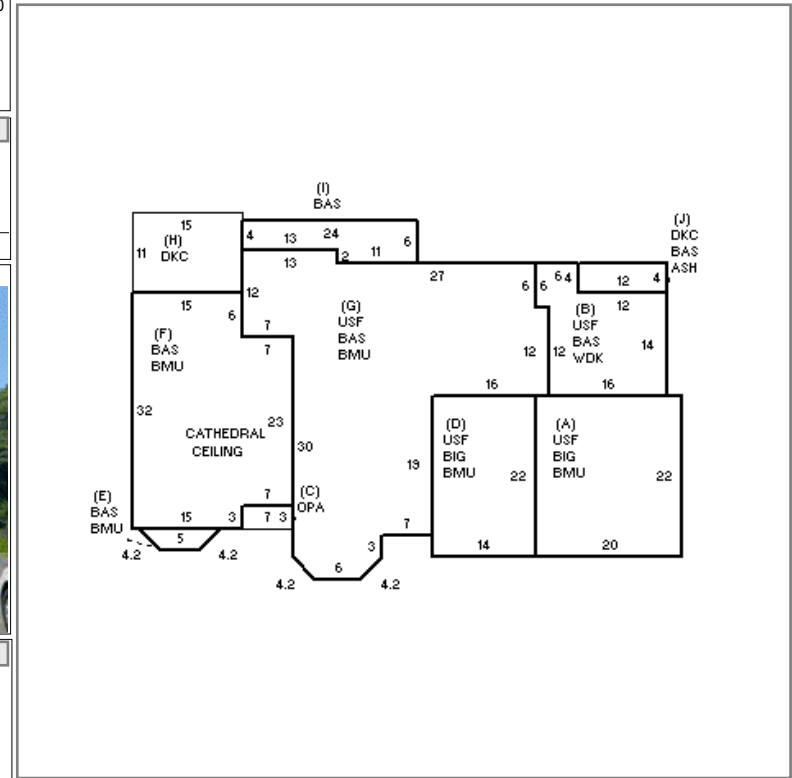
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.982	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	40,020

TOTAL	1.900 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE			LAND	581,000	452,400	
Infl1	AVG			LAND BUILDING	1,373,900	1,215,700			
N_Index	AVG			DETACHED	29,400	27,300			
						OTHER	0	0	
						TOTAL	1,984,300	1,695,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90	24 X 40	960	29.47	25,500
PTD	A	1.00	10 0.90		1,240	3.53	3,900



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	0.985
NET AREA	4,359	DETAIL ADJ	1.000
\$NLA(RCN)	\$318	OVERALL	1.190

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,551		43.51	111,004
A	BIG	N	BUILT-IN GARAGE	440		124.07	54,590
+	USF	L	UPPER STORY FIN	692	2020	137.10	94,873
B	WDK	N	WOOD DECK	252		40.99	10,328
+	BAS	L	BASE AREA	300	2020	271.96	81,587
C	OPA	N	OPEN PORCH	21		150.48	3,160
D	BIG	N	BUILT-IN GARAGE	308		140.11	43,154
+	USF	L	UPPER STORY FIN	1,446	1987	137.10	198,245
+	DKC	N	DECK-COMPOSITE	213		99.36	21,163
+	BAS	L	BASE AREA	1,921	1987	271.96	522,432
J	ASH	N	ATT SHED	48		39.33	1,888
BGF	N	BSMT GOOD FINIS	2,439			53.25	129,882
F21	O	FPL 2S 1OP	1			13,939.40	13,939
FIX	O	XTRA FIXTURES	22			3,369.87	74,137
JAC	O	JACUZZI	1			19,431.90	19,432
KIT	O	EXTRA KITCHEN	1			7,948.40	7,948

TOTAL RCN	1,387,762	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 2019 / 3		
COND	2	2 %
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD	\$1,373,900	