

Key: 8030

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.193

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUEDEBS CARL J - LE C/O LUEDEBS WALLACE M, KAREN A 6 CRABAPPLE LANE N EASTON, MA 02356				38.3-48-0				50 FAIRVIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUEDEBS WALLACE M, KAREN				02/02/2023	F	1	35623-102				
LUEDEBS CARL J - LE				09/19/2017	F	1	30773-235				
LUEDEBS CARL J				09/01/2010	F	1	24795-114				

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,019	11	1.00	100	1.00	100	1.00	707,100	3.83	A	1.00	BG-	3.00			498,620

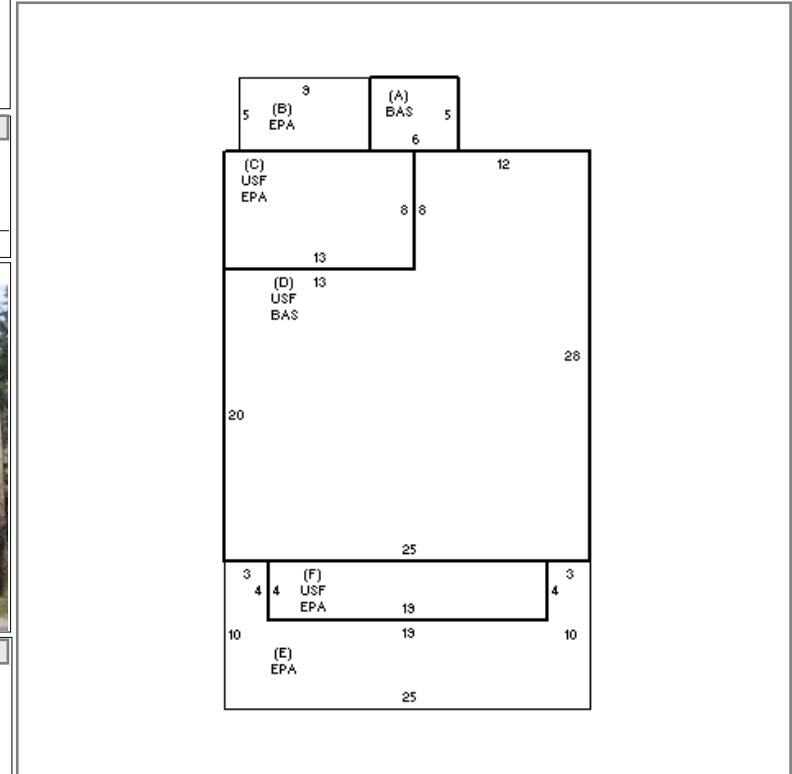
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	498,600	441,300			
Infl1	AVG		BUILDING	244,500	216,400			
N_Index	AVG		DETACHED	11,000	10,400			
			OTHER	0	0			
			TOTAL	754,100	668,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18 X 20		360	40.60	11,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/7/2023	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/7/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,402	DETAIL ADJ	1.000
\$NLA(RCN)	\$190	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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
+	BAS	L	BASE AREA	626	1930	217.74	136,307
+	EPA	N	ENCLOSED PORCH	399		68.86	27,475
+	USF	L	UPPER STORY FIN	776	1930	114.78	89,068
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496

TOTAL RCN	265,810
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	\$244,500