

Key: 8177

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.339

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
LUNA JOSEPH R TR SJLCML TRUST 135 SANDERSON AVENUE DEDHAM, MA 02026		38.3-206-0		27 KENDRICK LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LUNA JOSEPH R TR SJLCML T		05/09/2013	F	1 27363-91	
LUNA STEPHEN J ETUX		01/31/1995	F	1 9543-231	
LUNA STEPHEN J ETUX CATHE		05/19/1993	F	100 9543-231	

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	7,875	11	1.00	100	1.00	100	1.00	377,120	3.90	A	1.00	BAV	1.60					265,570

TOTAL	7,884 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	265,600	235,000			
Inf1	AVG		BUILDING	192,700	170,500			
N_Index	AVG		DETACHED	3,600	3,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>461,900</b>	<b>409,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 16 X 16		256	4.23	800
CBN	A	1.00	A 0.75 10 X 12		120	31.50	2,800
SHF	A	1.00	A 0.75 6 X 10			0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2004	JS
MODEL	1		RESIDENTIAL	LIST	5/17/1990	ISP
STYLE	1	0.95	RANCH [100%]	REVIEW	9/30/2004	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,216	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$209	OVERALL	0.950	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				UNITS	ADJ		
STORIES	1	1.00		ROOF SHAPE	1	GABLE	1.00
ROOMS	6	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
BEDROOMS	3	1.00		FLOOR COVER	2	SOFTWOOD	1.02
BATHROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	0.98
FIXTURES	6	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98
GARAGE CAPACITY	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00
% BSMT FINISH	0	1.00		USE	0		1.00
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	876	1950	181.26	158,785
+	CRL	N	BSMT CRAWL	1,020		19.62	20,015
C	BAS	L	BASE AREA	340	1950	181.26	61,629
+	WDK	N	WOOD DECK	537		20.60	11,060
	FIX	O	XTRA FIXTURES	1		2,053.90	2,054

TOTAL RCN	253,543	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$192,700	

