

Key: 10012

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.243

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------------|--------------|--------------------|--|--|--|
| IANNELLA CHRISTOPHER G C/O ANCHOR POINT PROPERTY LLC 468 COMMERCIAL ST BOSTON, MA 02109 | | | | 44.3-39-0 | | | | 11 ROLLING OAKS DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ANCHOR POINT PROPERTY LLC | | | | 10/02/2023 | F | 1 (234090) | | | | | |
| IANNELLA CHRISTOPHER G | | | | 12/30/2010 | S | 305,000 (193314) | | | | | |
| FEDERAL NATIONAL MORTGAGE | | | | 08/27/2010 | L | 298,909 (192285) | | | | | |

| 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 | % |
| 15876 | 10/05/2015 | 2 | ADDITIONS | 5,000 | 05/27/2015 | TL | 100 | 100 |
| 12218 | 04/04/2012 | 4 | DETACH.STRUC | 6,500 | 08/08/2013 | DB | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 20,372 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 247,485 | 1.68 | A | 1.00 | R05 | 1.05 | | 194,880 |

| TOTAL | 20,386 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 194,900 | 172,500 | | | |
| Infl1 | AVG | | BUILDING | 320,200 | 287,000 | | | |
| N_Index | AVG | | DETACHED | 6,300 | 5,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 521,400 | 465,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | E | 1.90 | 10 0.90 | 12 X 20 | 2012 | 240 | 28.94 | 6,300 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 5/27/2016 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/27/2016 | TL |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | | |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1988 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 1,516 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BIG | N | BUILT-IN GARAGE | 336 | | 102.35 | 34,389 |
| \$NLA(RCN) | \$271 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | USF | L | UPPER STORY FIN | 660 | 1988 | 125.69 | 82,955 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 296 | | 29.94 | 8,862 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BMU | N | BSMT UNFINISHED | 856 | | 42.15 | 36,082 |
| | | | | FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | C | BAS | L | BASE AREA | 408 | 1988 | 229.23 | 93,525 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | BAS | L | BASE AREA | 448 | 1988 | 229.23 | 102,694 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | BMF | N | BSMT FINISH | 552 | | 50.65 | 27,958 | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 9,268.40 | 9,268 | |
| | | | | USE | 0 | | 1.00 | FIX | O | XTRA FIXTURES | 6 | | 2,461.78 | 14,771 | |

| TOTAL RCN | 410,504 | CONDITION ELEM | CD |
|------------|---------|----------------|-----------|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT | A |
| | | ELECT | A |
| EFF.YR/AGE | | 1997 / 25 | |
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | \$320,200 |

