

Key: 1332

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.338

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOPICCOLO SALVATORE A & SHARON M LOPICCOLO 191 WILLISTON RD SAGAMORE BEACH, MA 02562-2732				7.1-17-0				191 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOPICCOLO SALVATORE A & DUMAINE JOAN				05/15/1992	H XX	100	(141772) 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	%
191079	11/22/2019	3	ALT/RENO	38,026	04/07/2021	TL	100	100
05411	06/20/2005	6	FENCE	3,000	01/03/2007	TL	100	100
980295	06/04/1998	9	DECK	1,000	02/10/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,828	1	1.00	100	1.00	100	1.00	259,270	2.34	A	1.00	R04	1.10			192,860

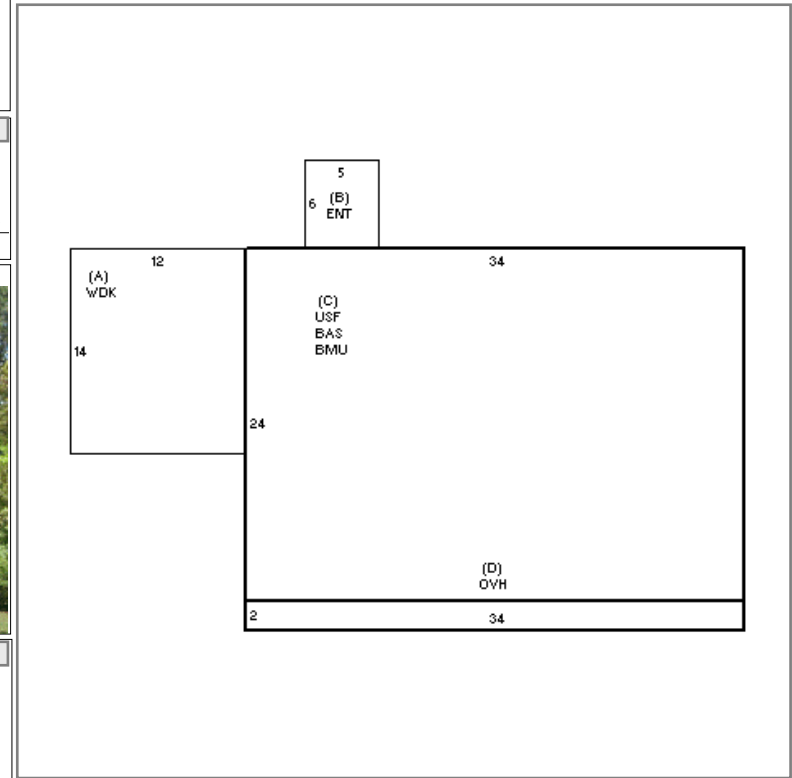
TOTAL	13,809 SF	ZONING	1	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE			LAND	192,900	170,700	
Inf1	AVG		BUILDING	263,300	236,000			
N_Index	AVG		DETACHED	14,000	13,300			
			OTHER	0	0			
				TOTAL	470,200	420,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	A 0.75 18 X 36		648	26.10	12,700
SHF	A	1.00	50 0.50 8 X 8			0.00	
PTD	A	1.00	20 0.80		416	3.76	1,300



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/7/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,602
NET AREA	1,700	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	168		37.45	6,291		
\$NLA(RCN)	\$199	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	ENT	N	ENCLOSED ENTRY	30		90.50	2,715		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	816		39.04	31,856		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	816	1971	212.30	173,240		
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	816	1971	115.25	94,045		
				INT. FINISH	2	DRYWALL	1.00	D	OVH	L	OVERHANG	68	1971	193.89	13,184		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,430.90	9,431		
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3			2,280.03	6,840		
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$263,300
-------	-----------