

Key: 1501

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.503

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FASOLI NICHOLAS A & KRISTINA FASOLI 102 WILLISTON RD SAGAMORE BEACH, MA 02562				7.3-78-0				102 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FASOLI NICHOLAS A & FASOLI NICHOLAS A				11/15/2022	F	1	35485-73				
SWIFT ROSALIE B				03/20/2014	QS	320,000	28751-54				
				08/23/2010	F		24772-128				

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	%
11018	01/20/2011	3	ALT/RENO 13 OTHER	3,500	03/11/2011		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,020	1	1.00	100	1.00	100	1.00	259,270	2.18	A	1.00	R04	1.10			194,910

TOTAL	15,028 SF	ZONING	1	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Sachem Dr	LAND	194,900	172,500			
Infl1	AVG		BUILDING	333,100	294,700			
N_Index	AVG		DETACHED	7,600	7,200			
			OTHER	0	0			
			TOTAL	535,600	474,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	A 0.75 16 X 32		512	19.84	7,600
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/20/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,848	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	480		66.85	32,090	
\$NLA(RCN)	\$237	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	USU	N	UPPER STORY UNF	240		50.66	12,160	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	240		28.02	6,724
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L			BASE AREA	984	1964	214.51	211,076
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	BMU	N	BSMT UNFINISHED	864		39.44		34,080	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH	432		47.39		20,475	
BATHROOMS	2	1.00	HEATING/COOLING	5	ELECTRIC BB	0.98	D	USF	L	UPPER STORY FIN	864	1964	116.45		100,610	
FIXTURES	10	1.00	FUEL SOURCE	3	ELECTRIC	1.00		F21	O	FPL 2S 1OP	1		9,528.80		9,529	
GARAGE CAPACITY	2	1.00	USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,303.60		11,518	
% BSMT FINISH	0	1.00														
# OF HALF BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	438,261
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	\$333,100

