

Key: 15263

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.746

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASSMANIAN SYLVIA & PETER MASSMANIAN & REBECCA MASSMANIA 11 PENELOPE DR BOURNE, MA 02532				35.1-189-0				11 PENELOPE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASSMANIAN SYLVIA & PETER				07/14/2016	QS	515,000	29795-250				
BOPP EDWARD C &				12/14/2001	QS	430,000	14577-73				
CIMENO J SCOTT TR OF							11613-146+				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R05	1.05		
300	A	0.004	9	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R05	1.05		227,210
													70			

TOTAL	40,180 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	227,300	201,200
Infl1	AVG				BUILDING	611,300	547,500
N_Index	AVG				DETACHED	23,100	22,000
					OTHER	0	0
					TOTAL	861,700	770,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	16 X 32	2001	512	35.66	16,400
SHF	G	1.20	10 0.90	10 X 20		200	19.14	3,400
SHF	G	1.20	10 0.90	12 X 16		192	19.14	3,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	TL
MODEL	1		RESIDENTIAL	LIST	6/23/2016	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/10/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,464	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$295	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02
				ROOF SHAPE	2	HIP	1.02
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOOR COVER	3	W/W CARPET	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	11	HT WATER CL AIR	1.05
				FUEL SOURCE	2	GAS	1.00
				USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	80		94.54	7,563
B	BMU	N	BSMT UNFINISHED	2,464		36.18	89,137
B	BAS	L	BASE AREA	2,464	2001	216.33	533,029
C	AGR	N	ATT GARAGE	720		76.48	55,065
D	PTA	N	PATIO	246		17.89	4,401
	FIX	O	XTRA FIXTURES	5		2,801.58	14,008
	GFP	O	GAS FIREPLACE	1		8,419.50	8,420
	JAC	O	JACUZZI	1		16,154.90	16,155

TOTAL RCN	727,777
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2003 / 19	
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$611,300

