

Key: 15331

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.775

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EUFRAZIO NICHOLAS J 15 SHELLS WAY SAGAMORE BEACH, MA 02562				12.2-8-0				15 SHELLS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EUFRAZIO NICHOLAS J				10/26/2020	F	10	33400-32				
GUENTHNER SUZANNE E, MARK				10/26/2020	F	10	33400-27				
GUENTHER SUZANNE &				12/12/2019	QS	230,000	32539-194				

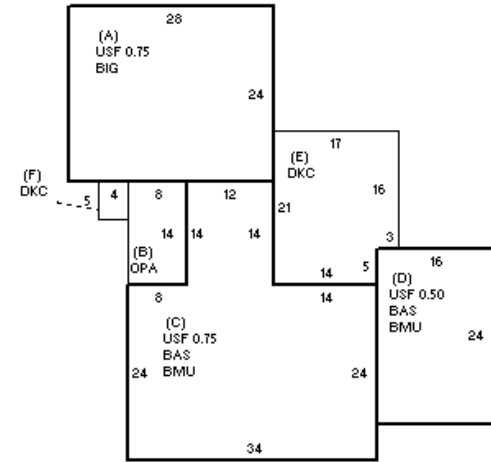
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-264	09/12/2020	1	NEW CONSTRUC	580,918	06/06/2023	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 1	1.00	100	1.00	259,270	1.00	A	1.00	R04	1.10	238,030
300	A	0.003 1	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10	50

TOTAL	40,104 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE 132' frontage on Scusset Beach Rd. removed topo 8-2020	LAND	238,100	210,700		
Infl1	AVG		BUILDING	738,000	360,800		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	976,100	571,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/12/2023	SL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/12/2023	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	737,990		
NET AREA	2,802	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	672		90.86	61,057	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.120	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,434	2021	128.09	183,679	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	112		84.53	9,468	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,368		39.36	53,842	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,368	2021	231.59	316,820	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	+	DKC	N	DECK-COMPOSITE	362		77.36	28,003	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	ELV	O	ELEVATOR (MULTI	1		58,871.10	58,871	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7		2,623.63	18,365					
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		7,884.80	7,885					
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$738,000