

Key: 15339

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.781

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
POLISENO ROLAND M & JANICE ANN WATTERSON				12.2-14-0				14 SHELLS WAY			
14 SHELLS WAY				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SAGAMORE BEACH, MA 02562				POLISENO ROLAND M & EMANUEL EDWARD G ETUX				09/15/2015 P 205,000 29136-322			
				SORENTI BROS INC &				01/03/2002 QS 130,000 14658-156			
								4863-277			

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	%
15810	09/09/2015	1	NEW CONSTRUC	234,000	09/28/2016	BC	100	100
		13	OTHER				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	100	1.00	388,905	1.00	A	1.00	CEX	1.65			357,050
300	A	0.001	1	1.00	100	1.00	100	1.00	26,895	1.00	A	1.00	CEX	1.65			30

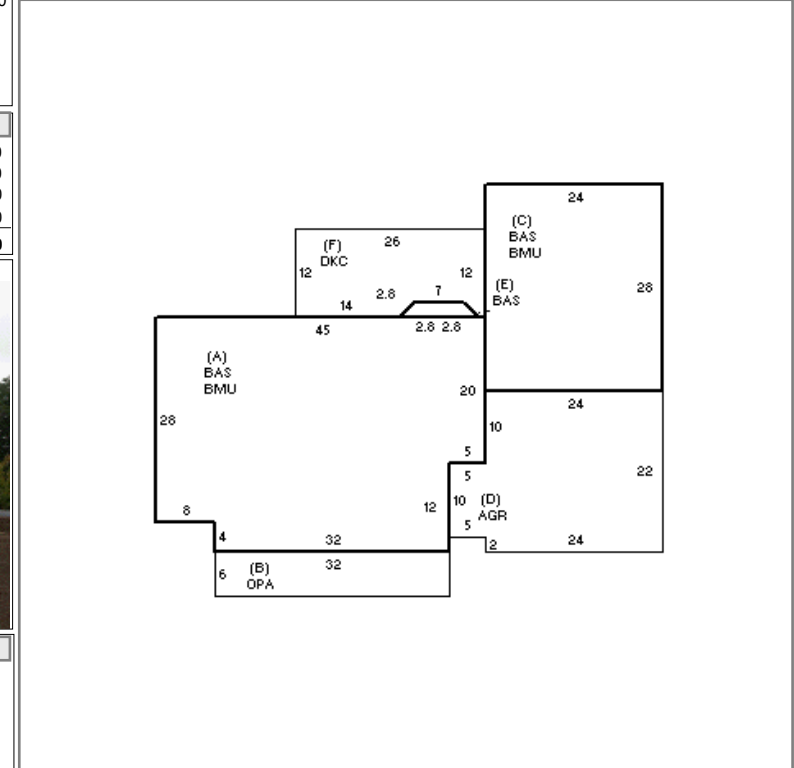
TOTAL	40,012 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	357,100	316,000		
Infl1	AVG		BUILDING	524,500	469,000		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	881,600	785,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	09/28/2016
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/27/2016	SW
STYLE	1	0.95	RANCH [100%]	REVIEW	2/6/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LAND

YEAR BLT	2015	SIZE ADJ	1.005
NET AREA	2,038	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,020		31.77	64,167
B	OPA	N	OPEN PORCH	192		72.25	13,873
D	AGR	N	ATT GARAGE	578		68.32	39,492
+	BAS	L	BASE AREA	2,038	2015	190.00	387,211
F	DKC	N	DECK-COMPOSITE	294		69.41	20,408
	FIX	O	XTRA FIXTURES	6		2,354.35	14,126
	GFP	O	GAS FIREPLACE	1		7,075.20	7,075

TOTAL RCN	546,351
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2015 / 7	
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$524,500