

Key: 1906

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.921

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROCCI MICHAEL J JR JILL S ROCCI 15 LONG BOAT RD BOURNE, MA 02532				11.0-134-0				15 LONG BOAT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCCI MICHAEL J JR SULLIVAN JOHN A &				10/16/2009	QS XX	380,000	24100-329 04344-00157				

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	%
151066	11/19/2015	14	ALT/RENO SOLAR	21,000	01/10/2023	SL	100	100

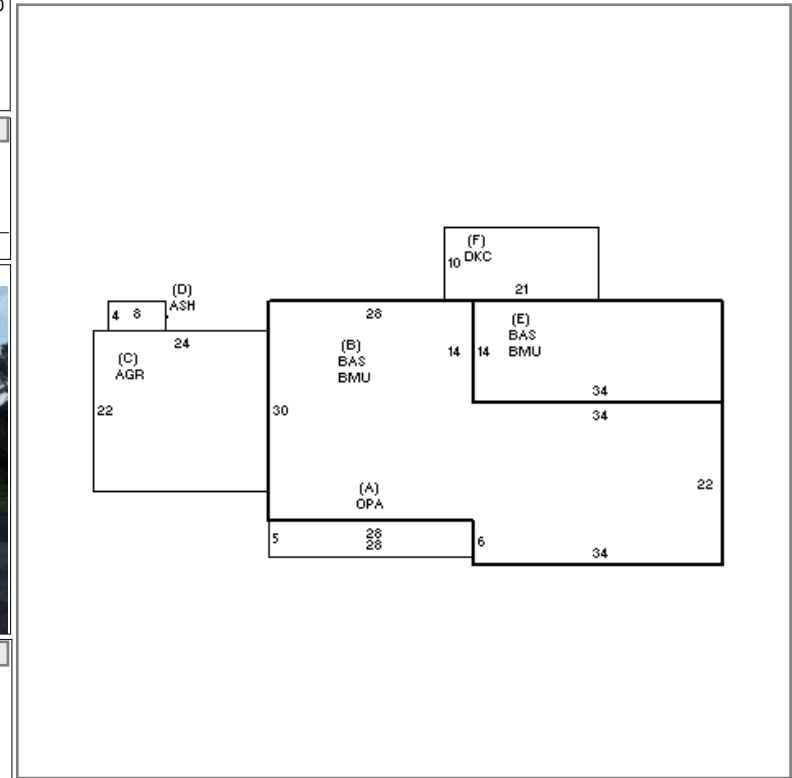
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	26,575	2	1.00	100	1.00	100	1.00	212,130	1.36	A	1.00	R04	0.90	175,800
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90	5,650

TOTAL	26,572 SF	ZONING	1	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E MAP 11 PARCELS 114 & 138= OPEN SPACE,listing indicates views of cc canal	LAND	181,500	160,600			
Infl1	AVG		BUILDING	427,800	369,400			
N_Index	AVG		DETACHED	11,900	7,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>621,200</b>	<b>537,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50	16 X 32	512	29.72	7,600
PTD	A	1.00	50 0.50	12 X 12	144	4.70	300
SHF	G	1.20	10 0.90	10 X 16	160	19.14	2,800
PTD	A	1.00	50 0.50	24 X 50	688	3.53	1,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/10/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/29/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.005
NET AREA	2,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	140		73.85	10,340
EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	2,064		30.93	63,835
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,064	1984	184.99	381,812
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	528		66.52	35,125
FLOOR COVER	13	HARDWOOD-W/W	1.00	D	ASH	N	ATT SHED	32		26.78	857
INT. FINISH	2	DRYWALL	1.00	F	DKC	N	DECK-COMPOSITE	210		67.58	14,193
HEATING/COOLING	11	HT WATER CL AIR	1.05	F11	O	FPL 1S IOP	1		8,630.20	8,630	
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3		2,292.27	6,877	
USE	0		1.00								

TOTAL RCN	521,668
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$427,800