Key: 2210

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,221

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SORENTI JAMES L ETUX MAUREEN A SORENTI PO BOX 332 SAGAMORE BEACH, MA 02562	12.2-3-0	21 SHELLS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SORENTI JAMES L ETUX	09/21/2010	F	1	24843-349
SORENTI JAMES L	04/12/2005	QS	488,000	19715-136
COLWELL KAREN E ETVIR	03/28/2002	P	150,000	14981-65

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

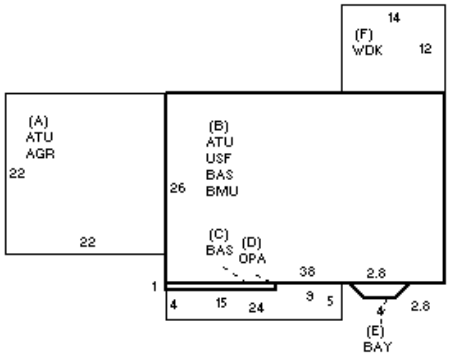
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02157	04/01/2002	1	NEW CONSTRUC	155,000	05/20/2003	TL	100	100
		13	OTHER				100	100

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	259,270	1.00	A	1.00	R04	1.10			238,030
300	A	0.021	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10			380

TOTAL	40,908 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE	winter water view from attic		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	238,400	211,000
BUILDING	448,000	396,400
DETACHED	0	0
OTHER	0	0
TOTAL	**686,400**	**607,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/20/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2022	NMP
LIST	2/6/2018	EST
REVIEW	2/6/2018	KT

YEAR BLT	2002	SIZE ADJ	1.005
NET AREA	2,003	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		71.06	34,393
A	ATU	N	ATTIC UNF	484		48.59	23,520
B	BMU	N	BSMT UNFINISHED	988		41.92	41,421
B	USF	L	UPPER STORY FIN	988	2002	123.77	122,282
B	ATU	N	ATTIC UNF	988		47.54	46,971
+	BAS	L	BASE AREA	1,003	2002	220.71	221,369
D	OPA	N	OPEN PORCH	105		78.88	8,283
E	BAY	L	BAYWINDOW	12	2002	208.19	2,498
F	WDK	N	WOOD DECK	168		40.21	6,756
	FIX	O	XTRA FIXTURES	5		2,448.44	12,242
	GFP	O	GAS FIREPLACE	1		7,358.20	7,358

TOTAL RCN	527,093

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$448,000