

Key: 8156

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.319

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
SHELLMER LEO B JR & KYLE J TRS 101 WINGS NECK RD IRREV TRUST 11 AUDUBON DR WALPOLE, MA 02081		38.3-182-0	101 WINGS NECK RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SHELLMER LEO B JR & KYLE		04/27/2020	F		1 32858-74	
SHELLMER COLETTA		04/27/2020	N		32858-71-3	
SHELLMER LEO ETUX		08/09/2002	P	227,553	15455-51	

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	%
02449	07/03/2002	1	NEW CONSTRUC	185,000	11/12/2002	TL	100	100

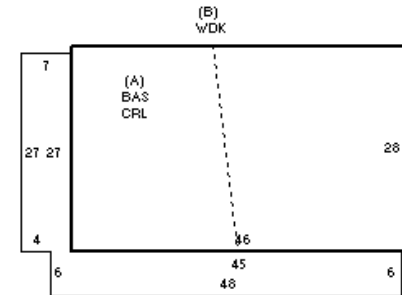
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,793	11	1.00	100	1.00	100	1.00	589,250	4.47	A	1.00	BA+ 2.50			410,710

TOTAL	6,795 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	410,700	319,900			
Infl1	AVG		BUILDING	241,700	213,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				652,400	533,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/12/2002	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2003	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/18/2003	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2002	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,328	
NET AREA	1,288	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	1,288		17.55	22,608	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	0.970	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,288	2002	185.08	238,380	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	477		21.03	10,032	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		7,017.90	7,018	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,096.77	6,290	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
FIXTURES		8	1.00															
GARAGE CAPACITY		1	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2004 / 18																
COND	15	15 %																
FUNC	0																	
ECON	0																	
DEPR	15	% GD	85															
RCNLD			\$241,700															