

Key: 8378

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.540

LEGAL


CURRENT OWNER						PARCEL ID				LOCATION			
ROCANELLO DIANNE E 55 BETHS AVE APT 69 BRISTOL, CT 06010						38.4-43-1				15-A WALES DR			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
ROCANELLO DIANNE E						08/19/2016	QS	248,000	29873-160				
SOULE PHILIP L TRUSTEE PA						04/29/2004	F		18518-25				
SOULE PHILIP						03/01/2004	QS	250,000	18272-166				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,800	11	1.00	100	1.00	100	1.00			377,120	257,850	

LAND

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	marsh view			LAND	257,900	228,200
Infl1	AVG					BUILDING	176,700	149,100
N_Index	AVG					DETACHED	0	0
					OTHER	0	0	
					TOTAL	434,600	377,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 4 X 6			0.00		07/07/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/7/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	8/28/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,851
NET AREA	980	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	54		110.66	5,975	CONDITION ELEM	CD
\$NLA(RCN)	\$244	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	560		50.24	28,133	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	560	1955	236.99	132,712	INTERIOR	F
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASP/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	420	1955	120.09	50,438	KITCHEN	A
ROOMS	5		1.00	FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	192		38.18	7,330	BATHS	A
BEDROOMS	3		1.00	INT. FINISH	3	WOOD PANEL	0.98		F21	O	FPL 2S 1OP	1		9,614.10	9,614	BATHS	A
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	2		2,324.15	4,648	HEAT	A
FIXTURES	8		1.00	FUEL SOURCE	1	OIL	1.00									ELECT	A
GARAGE CAPACITY	0		1.00	USE	0		1.00										
% BSMT FINISH	0		1.00														
# OF HALF BATHS	0		1.00														
# OF UNITS	1		1.00														
																EFF.YR/AGE	1993 / 29
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$176,700

