

Key: 10256

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.492

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHENKER MATTHEW R & SORAYA TRS HANDY POINT TRUST 87 ELGIN ROAD POCASSET, MA 02559				47.1-113-0				87 ELGIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHENKER MATTHEW R & SORAY				01/16/2020	F	1	32627-306				
SHENKER MATTHEW R &				05/31/2005	A	1	19883-153				
SHENKER MATTHEW R				07/18/2001	F	1	14049-51				

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 %
B-23-177	06/22/2023	3	ALT/RENO	19,011			0 0
141047	12/04/2014	15	INSULATE/WEA	6,200	04/08/2015		100 100
13228	04/11/2013	3	ALT/RENO	10,000	12/17/2014		100 100
13030	01/16/2013	3	ALT/RENO	15,650	12/17/2014		100 100
07513	08/24/2007	4	DETACH.STRUC	1,340	03/21/2008	TL	100 100

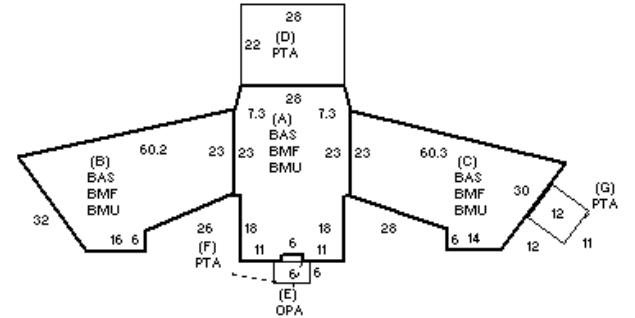
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	BSB	11.75	2,542,630
300	A	1,052	14	1.00	100	1.00	100	1.00	1.00	BSB	11.75	201,480

TOTAL	1.970 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE BEACH FRONTAGE				LAND	2,744,100	2,428,300
Infl1	AVG					BUILDING	1,281,300	1,133,800
N_Index	AVG					DETACHED	19,400	18,400
						OTHER	0	0
						TOTAL	4,044,800	3,580,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	+	1.10	10 0.90		760	28.30	19,400	09/03/2008
SHF	A	1.00	10 0.90			0.00		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/3/2008	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/30/2010	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1966	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,685,987
NET AREA	4,158	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	4,158		45.71	190,055		
\$NLA(RCN)	\$405	OVERALL	1.250	EXT COVER	12	BRICK VENEER	1.10	A	BMF	N	BSMT FINISH	1,438		50.54	72,683		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	4,158	1966	273.33	1,136,499		
				ROOF COVER	5	SLATE	1.00	B	BMF	N	BSMT FINISH	1,401		50.54	70,813		
				FLOOR COVER	6	TILE	1.02	C	BMF	N	BSMT FINISH	1,319		50.54	66,667		
				INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	808		22.60	18,263		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	OPA	N	OPEN PORCH	12		158.05	1,897		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		13,327.40	13,327		
				USE	0		1.00		F12	O	FPL 1S 2OP	1		13,995.60	13,996		
									FIX	O	XTRA FIXTURES	24		3,539.77	84,954		
									HTB	O	HOT TUB	1		10,200.80	10,201		
									MST	O	MAS/METAL STACK	1		6,633.80	6,634		
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$1,281,300