

Key: 10405

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.638

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VERROCHI MICHAEL J & MICHELLE PROUTY & MAUREEN MAGNER 80-L WASHINGTON SQUARE NORWELL, MA 02061				47.4-21-1				8 HARBORSIDE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VERROCHI MICHAEL J & MICH				10/23/2008	F	2,000,000	23227-111				
VERROCHI MICHAEL J				04/05/1979	F	1	2896-162				
VERROCHI MICHAEL J & JOSE				09/16/1976	X	53,750	2398-291				

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	14	1.00	DCK	1.00	100	1.00	1,715,896	1.00	20	0.80	BSP	9.10	1,575,350
300	A	0.182	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10	27,000

TOTAL	1.100 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	Chapter 91 License #79-05 Expires 2095 / topo marshland			LAND	1,602,400	1,766,600
Inf1	DOCK			LAND BUILDING	651,000	583,700			
N_Index	AVG			DETACHED	261,100	248,700			
							OTHER	0	0
							TOTAL	2,514,500	2,599,000

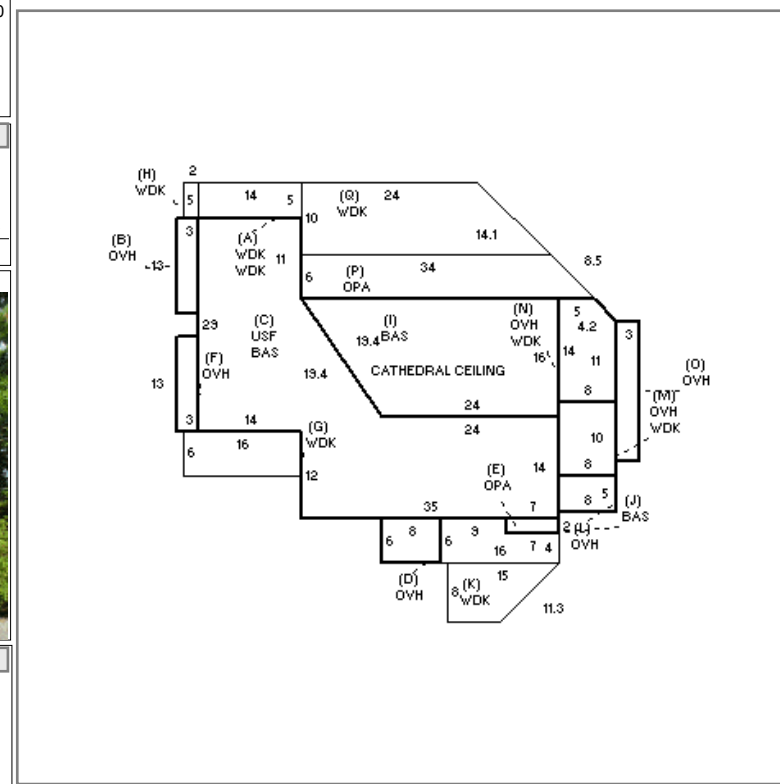
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PTD	E	1.90	10 0.90		29 X 58	1,682	6.70	10,100
SHF	A	1.00	10 0.90			396	14.76	5,300
PPD	E	1.90	10 0.90		5 X 102+10 X	670	344.28	207,600
FLD	E	1.90	10 0.90		9X41	369	114.76	38,100



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2008	TL
MODEL	1		RESIDENTIAL	LIST	9/25/2008	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/23/2018	KT
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	845.503
NET AREA	2,865	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	WDK	N	WOOD DECK	812		34.31	27,863	CONDITION ELEM CD	
\$NLA(RCN)	\$295	OVERALL	1.190	EXT COVER	10	VERT BOARD	1.00	+	OVH	L	OVERHANG	411	1981	290.94	119,575	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,470	1981	294.72	433,238	INTERIOR	A
				ROOF COVER	2	WOOD SHINGLES	1.02	C	USF	L	UPPER STORY FIN	984	1981	172.94	170,173	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	304		94.55	28,742	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F12	O	FPL	1S 2OP	2		13,525.95	27,052	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA	FIXTURES	9		3,421.13	30,790	ELECT	A
				FUEL SOURCE	2	GAS	1.00	KIT	O	EXTRA	KITCHEN	1		8,069.40	8,069		
				USE	0		1.00										

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	%
07623	10/11/2007	12	CYCLICAL DECK	15,000	04/12/2018	DB	100	100
		9			09/25/2008	TL	100	100



EFF. YR/AGE	1996 / 26	COND	23	23 %	FUNC	0	ECON	0	DEPR	23	% GD	77	
RCNLD													\$651,000