

Key: 10407

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.640

LEGAL

|  |  |  |  |           |    |            |              |                  |  |  |  |
|--|--|--|--|-----------|----|------------|--------------|------------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |    |            |              | LOCATION         |  |  |  |
| VERROCHI JOSEPH N ET AL TRS<br>OF HARBORSIDE REALTY TRUST<br>58 BAY PATH LN<br>NORWELL, MA 02061 |  |  |  | 47.4-21-3 |    |            |              | 12 HARBORSIDE LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| VERROCHI JOSEPH N ET AL T  |  |  |  |           | XX |            | 3632-152     |                  |  |  |  |

|        |        |                    |      |        |       |    |        |   |
|--------|--------|--------------------|------|--------|-------|----|--------|---|
| CLASS  | CLASS% | DESCRIPTION        |      |        | BN ID | BN | CARD   |   |
| 1320   | 100    | UNDEVELOPABLE LAND |      |        |       |    | 1 of 1 |   |
| PMT NO | PMT DT | TY                 | DESC | AMOUNT | INSP  | BY | 1st    | % |
|        |        |                    |      |        |       |    |        |   |

LAND

|     |   |          |      |       |         |          |      |        |      |    |            |           |        |
|-----|---|----------|------|-------|---------|----------|------|--------|------|----|------------|-----------|--------|
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo   | Lpi  | VC | CREDIT AMT | ADJ VALUE |        |
| 300 | A | 0.869 14 | 1.00 | 100   | 1.00    | 100      | 1.00 | 79,870 | 1.00 | A  | 1.00       | BEX 4.90  | 69,410 |

|         |           |                  |  |        |        |          |         |          |
|---------|-----------|------------------|--|--------|--------|----------|---------|----------|
| TOTAL   | 37,854 SF | ZONING           | 1  | FRNT   | 0      | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | CATAUMET  | N<br>O<br>T<br>E | also own 10 Harborside Ln; not included on May 2016 deed |        |        | LAND     | 69,400  | 61,300   |
| Infl1   | AVG       |                  | BUILDING   | 0      | 0      |          |         |          |
| N_Index | AVG       |                  | DETACHED   | 0      | 0      |          |         |          |
|         |           |                  | OTHER  | 0      | 0      |          |         |          |
|         |           |                  | TOTAL  | 69,400 | 61,300 |          |         |          |

DETACHED

|    |      |      |          |    |       |           |       |       |
|----|------|------|----------|----|-------|-----------|-------|-------|
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|    |      |      |          |    |       |           |       |       |

BUILDING

|          |    |     |      |         |  |  |
|----------|----|-----|------|---------|--|--|
| BUILDING | CD | ADJ | DESC | MEASURE |  |  |
| MODEL    |    |     |      | LIST    |  |  |
| STYLE    |    |     |      | REVIEW  |  |  |
| QUALITY  |    |     |      |         |  |  |
| FRAME    |    |     |      |         |  |  |

|            |  |            |     |         |    |             |     |   |     |   |             |       |    |           |     |                |
|------------|--|------------|-----|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|----------------|
| YEAR BLT   |  | SIZE ADJ   |     | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN      |
| NET AREA   |  | DETAIL ADJ |     |         |    |             |     |   |     |   |             |       |    |           |     | CONDITION ELEM |
| \$NLA(RCN) |  | OVERALL    |     |         |    |             |     |   |     |   |             |       |    |           |     | CD             |
| CAPACITY   |  | UNITS      | ADJ |         |    |             |     |   |     |   |             |       |    |           |     |                |

|            |      |
|------------|------|
| EFF.YR/AGE |      |
| COND       |      |
| FUNC       |      |
| ECON       |      |
| DEPR       | % GD |
| RCNLD      |      |