

Key: 11068

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.358

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AZAROVITZ MICHAEL T PO BOX 154 CATAUMET, MA 02534				51.4-107-0				5 SHEARWATER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AZAROVITZ MICHAEL T				05/20/2015	QS	420,000	28880-59				
MCGRORY FRANCIS H TRUSTEE				05/20/2015	F		28880-56				
MCGRORY FRANCIS H TRUSTEE				08/24/1990	L	137,000	7272-46				

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	%
16309	04/26/2016	15	INSULATE/WEA	14,000	04/26/2016		100	100

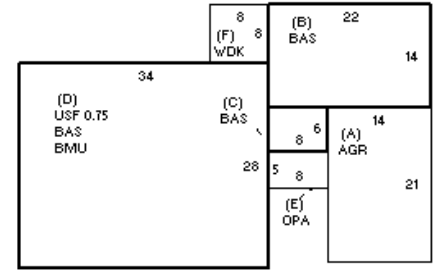
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,350	14	1.00	100	1.00	100	1.00	294,625	1.69	A	1.00	R06	1.25			231,950

DETACHED

TOTAL	20,343 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	232,000	205,300			
Infl1	AVG		BUILDING	384,100	337,200			
N_Index	AVG		DETACHED	8,100	11,500			
			OTHER	0	0			
TOTAL			624,200	554,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	A	1.00	50 0.50	16 X 34	544	29.72	8,100	11/22/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/13/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/13/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1976	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,173
NET AREA	2,022	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	294		77.86	22,891		
\$NLA(RCN)	\$240	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,308	1976	209.70	274,291		
				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	952		40.68	38,726		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	714	1976	121.30	86,607		
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	40		90.89	3,636		
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	64		59.87	3,832		
				HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	952		38.72	36,861		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,826.90	9,827		
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,375.58	9,502		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$384,100
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