

Key: 3420

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.460

LEG
AL
LAND

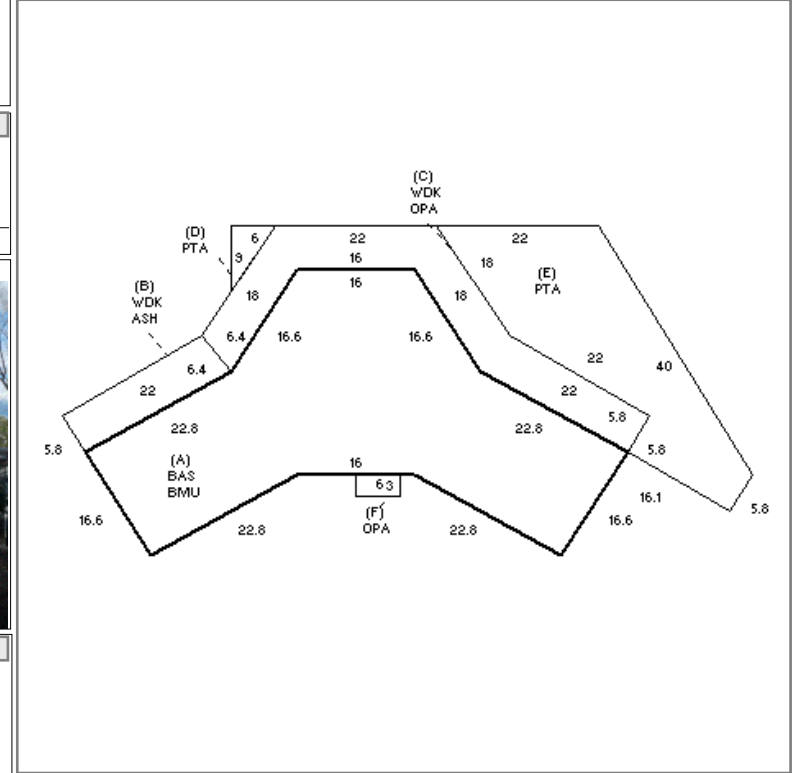
CURRENT OWNER				PARCEL ID				LOCATION			
HARSH AARON A 50 LORING ROAD WESTON, MA 02493				19.2-110-0				12 QUAMHASSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARSH AARON A				12/27/2018	F	1	31750-292				
HARSH CARIANN G				11/29/2012	QS	500,000	26896-139				
MACDONALD MARGARET A &				11/29/2012	F		26896-135+6				

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 %
		3	ALT/RENO		11/28/2022	SL	100 100
EXB-22-619	09/20/2022	3	ALT/RENO	52,650	11/28/2022	SL	100 100
EXB-22-274	05/08/2022	3	ALT/RENO	9,500	11/28/2022	SL	100 100
B-21-380	10/16/2021	3	ALT/RENO	168,650	05/03/2022	TL	100 100
		12	CYCLICAL		04/05/2018	DB	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,820	4	1.00	DCK 1.00	100	1.00					294,450

TOTAL	15,812 SF	ZONING	1	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Chapter 91 License #77-7 Expires 2029	LAND	294,500	260,600			
Inf1	DOCK		BUILDING	496,500	436,300			
N_Index	AVG		DETACHED	105,200	100,200			
			OTHER	0	0			
TOTAL				896,200	797,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	
PPD	V	1.30	10 0.90 36X12		432	235.56	91,600
FLD	V	1.30	10 0.90 8X12		96	78.52	6,800
FLD	V	1.30	10 0.90 4X12(2)		96	78.52	6,800



BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/24/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,458	DETAIL ADJ	1.000
\$NLA(RCN)	\$401	OVERALL	1.170

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,458		39.83	58,079
EXT COVER	10	VERT BOARD	1.00	A	BAS	L	BASE AREA	1,458	1972	228.75	333,523
ROOF SHAPE	2	HIP	1.02	B	ASH	N	ATT SHED	136		28.91	3,932
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	592		26.63	15,767
FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	474		73.38	34,784
INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	649		16.96	11,004
HEATING/COOLING	9	WARM-COOL AIR	1.03	BGF	N	BSMT GOOD FINIS	1,458		48.75	71,077	
FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1		10,499.10	10,499	
USE	0		1.00	FIX	O	XTRA FIXTURES	9		2,655.40	23,899	
				JAC	O	JACUZZI	1		15,312.30	15,312	
				KIT	O	EXTRA KITCHEN	1		6,263.30	6,263	

TOTAL RCN	584,141
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$496,500

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