

Key: 3905

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.969

LEGAL

| CURRENT OWNER   |  |  |  |  |  |  |  | PARCEL ID  |   |             |  | LOCATION     |  |  |  |
|---|--|--|--|--|--|--|--|------------|---|-------------|--|--------------|--|--|--|
| ASCHIERO PAUL & KAREN SYLVIA<br>TRS P&K FAMILY TRUST<br>3 ERIN LN<br>BUZZARDS BAY, MA 02532 |  |  |  |  |  |  |  | 19.4-293-0 |   |             |  | 3 ERIN LN    |  |  |  |
| TRANSFER HISTORY  |  |  |  |  |  |  |  | DOS        | T | SALE PRICE  |  | BK-PG (Cert) |  |  |  |
| ASCHIERO PAUL & KAREN SYL   |  |  |  |  |  |  |  | 09/04/2020 | F | 1 33234-50  |  | 1 33234-50   |  |  |  |
| ASCHIERO PAUL A &   |  |  |  |  |  |  |  | 04/12/2013 | F | 1 27285-223 |  | 1 27285-223  |  |  |  |
| ASCHIERO PAUL A   |  |  |  |  |  |  |  | 06/07/2001 | F | 1 13912-158 |  | 1 13912-158  |  |  |  |

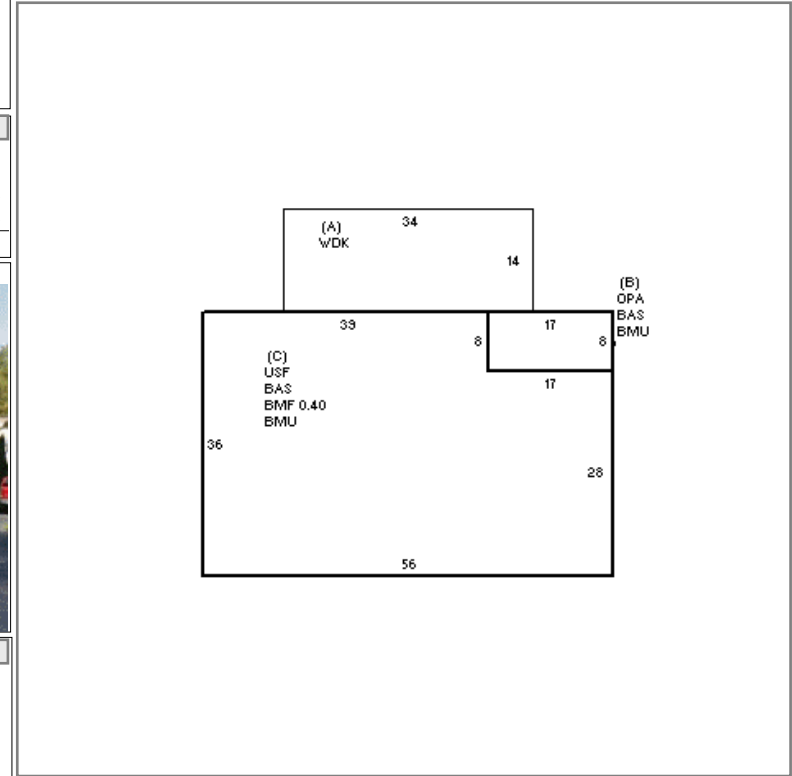
| CLASS  | CLASS%     | DESCRIPTION   |          |        | BN ID | BN | CARD   |     |
|--------|------------|---------------|----------|--------|-------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |          |        |       | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC     | AMOUNT | INSP  | BY | 1st    | %   |
| 11533  | 09/19/2011 | 3             | ALT/RENO | 9,614  |       |    | 100    | 100 |

LAND

| CD      | T         | AC/SF/UN | Nbhd         | Infl1          | N Index        | ADJ BASE | SAF      | Topo    | Lpi      | VC       | CREDIT AMT | ADJ VALUE |
|---------|-----------|----------|--------------|----------------|----------------|----------|----------|---------|----------|----------|------------|-----------|
| 100     | S         | 23,540 4 |              | 1.00           | 100 1.00       | 235,700  | 1.50     | A       | 1.00     | R03 1.00 |            | 190,560   |
| TOTAL   | 23,522 SF |          | ZONING       | 1              | FRNT           | 133      | ASSESSED | CURRENT | PREVIOUS |          |            |           |
| Nbhd    | BBAY      | NOTE     | LAND         | 190,600        | 168,700        |          |          |         |          |          |            |           |
| Infl1   | AVG       |          | BUILDING     | 607,600        | 537,600        |          |          |         |          |          |            |           |
| N_Index | AVG       |          | DETACHED     | 0              | 0              |          |          |         |          |          |            |           |
|         |           |          | OTHER        | 0              | 0              |          |          |         |          |          |            |           |
|         |           |          | <b>TOTAL</b> | <b>798,200</b> | <b>706,300</b> |          |          |         |          |          |            |           |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 08/27/2020 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/16/2013 | TL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 4/16/2013 | EST |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |

UNIT

| YEAR BLT        | 1975  | SIZE ADJ   | 0.990 |
|-----------------|-------|------------|-------|
| NET AREA        | 3,896 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$197 | OVERALL    | 1.140 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 2     | 1.00       |       |
| ROOMS           | 9     | 1.00       |       |
| BEDROOMS        | 4     | 1.00       |       |
| BATHROOMS       | 3     | 1.00       |       |
| FIXTURES        | 12    | 1.00       |       |
| GARAGE CAPACITY | 2     | 1.00       |       |
| % BSMT FINISH   | 39    | 1.00       |       |
| # OF HALF BATHS | 1     | 1.00       |       |
| # OF UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | WDK | N             | WOOD DECK       | 476   |          | 24.11     | 11,475  |
| EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | +   | BMU | N             | BSMT UNFINISHED | 2,016 |          | 32.43     | 65,378  |
| ROOF SHAPE      | 5  | MANSARD        | 1.00 | +   | BAS | L             | BASE AREA       | 2,016 | 1975     | 193.97    | 391,035 |
| ROOF COVER      | 9  | OTHER          | 1.00 | B   | OPA | N             | OPEN PORCH      | 136   |          | 77.43     | 10,531  |
| FLOOR COVER     | 3  | W/W CARPET     | 1.00 | C   | BMF | N             | BSMT FINISH     | 752   |          | 49.45     | 37,185  |
| INT. FINISH     | 2  | DRYWALL        | 1.00 | C   | USF | L             | UPPER STORY FIN | 1,880 | 1975     | 117.34    | 220,596 |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 | BMG | O   | BSMT GARAGE   | 2               |       | 8,044.65 | 16,089    |         |
| FUEL SOURCE     | 2  | GAS            | 1.00 | FIX | O   | XTRA FIXTURES | 7               |       | 2,403.43 | 16,824    |         |
| USE             | 0  |                | 1.00 |     |     |               |                 |       |          |           |         |

| TOTAL RCN      | 769,113   |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EXTERIOR       |           | G       |
| INTERIOR       |           | A       |
| KITCHEN        |           | A       |
| BATHS          |           | A       |
| HEAT           |           | A       |
| ELECT          |           | A       |
| EFF.YR/AGE     | 1998 / 24 |         |
| COND           | 21        | 21 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 21        | % GD 79 |
| RCNLD          | \$607,600 |         |