

Key: 6657

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.821

LEGAL

| CURRENT OWNER   |  |  |            |    |         | PARCEL ID        |  |  | LOCATION          |    |            |              |  |
|---|--|--|------------|----|---------|------------------|--|--|-------------------|----|------------|--------------|--|
| SHAIN MICHAEL E<br>23 HARBOR HILL DR<br>BOURNE, MA 02532-3880 |  |  |            |    |         | 31.0-30-23       |  |  | 23 HARBOR HILL DR |    |            |              |  |
|   |  |  |            |    |         | TRANSFER HISTORY |  |  | DOS               | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |            |    |         | SHAIN MICHAEL E  |  |  | 09/28/2004        | QS | 249,900    | 19077-73     |  |
| ST PIERRE NOEL &  |  |  | 10/27/1998 | QS | 119,400 | 11791-74         |  |  |                   |    |            |              |  |
| LEVINE, JOSEPH W. ETAL  |  |  | 09/14/1993 | QS | 82,900  | N/A-N/A          |  |  |                   |    |            |              |  |

| CLASS  | CLASS% | DESCRIPTION |      |        | BN ID | BN | CARD   |   |
|--------|--------|-------------|------|--------|-------|----|--------|---|
| 1020   | 100    | CONDOMINIUM |      |        |       | 1  | 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 |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |       |         |          |     |      |     |    |            |           |

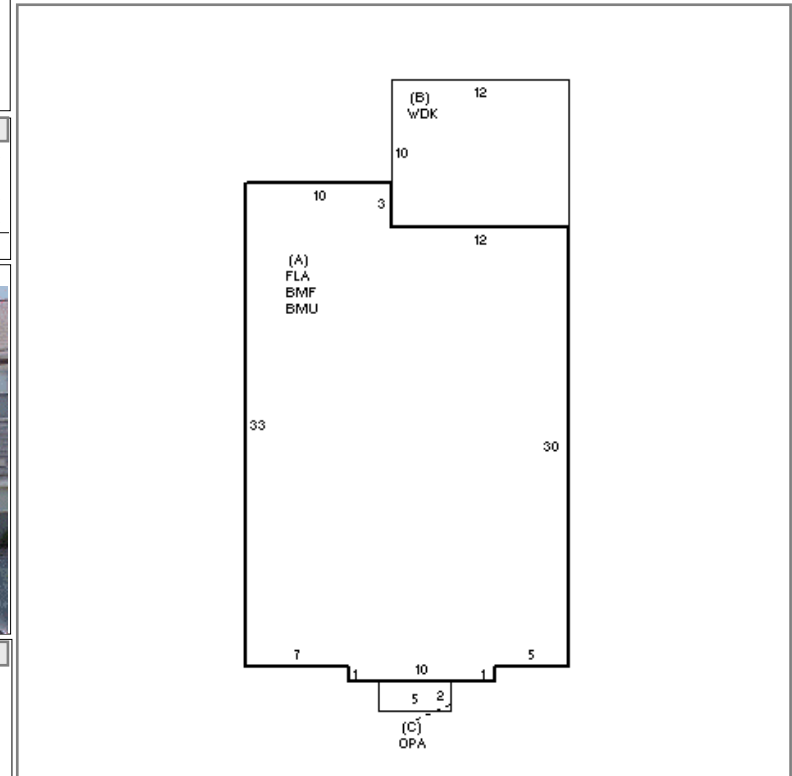
|         |              |        |          |         |          |         |          |
|---------|--------------|--------|----------|---------|----------|---------|----------|
| TOTAL   | 21.640 Acres | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |              | NOTE   | LAND     | 0       | 0        | 0       |          |
| Infl1   |              |        | BUILDING | 343,700 | 304,100  |         |          |
| N_Index |              |        | DETACHED | 0       | 0        |         |          |
|         |              |        | OTHER    | 0       | 0        |         |          |
| TOTAL   |              |        |          | 343,700 | 304,100  |         |          |

DETACHED

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



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



BUILDING

| BUILDING | CD | ADJ  | DESC                  | MEASURE | 8/26/2021 | RP  |
|----------|----|------|-----------------------|---------|-----------|-----|
| MODEL    | 10 |      | RES CONDO             | LIST    | 8/26/2021 | EST |
| STYLE    | 2  | 1.30 | TOWN HOUSE MID [100%] | REVIEW  | 8/26/2021 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]        |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]     |         |           |     |

| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT        | CD  | DESCRIPTION     | ADJ  |
|------------|-------|------------|-------|----------------|-----|-----------------|------|
| NET AREA   | 1,388 | DETAIL ADJ | 1.000 | COMPLEX        | 12  | HARBOR HILL 1   | 1.15 |
| \$NLA(RCN) | \$261 | OVERALL    | 1.450 | OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |
| CAPACITY   |       | UNITS      | ADJ   | FLOOR/LOC      | 5   | MULTI FLOOR     | 1.00 |
| ROOMS      | 4     | 1.00       |       | VIEW INFL      | 5   | AVERAGE         | 1.00 |
| BEDROOMS   | 2     | 1.00       |       | HT/CL          | 9   | WARM/COOL AIR   | 1.00 |
| BATHROOMS  | 1     | 1.00       |       | WDK/PTA/BALC   | 1   | PRESENT         | 1.00 |
| HALFBATHS  | 1     | 1.00       |       | PARKING        | 2   | OUTDOOR 2 SPACE | 1.00 |
| FIREPLACES | 1     | 1.00       |       | NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNF        | 700   |      | 19.00     | 13,297  |
| A | BMF | N | BSMT FIN        | 700   |      | 19.00     | 13,297  |
| A | FLA | L | LIVING AREA     | 700   | 1986 | 334.22    | 233,953 |
| B | WDK | N | WOODDECK        | 120   |      | 26.10     | 3,132   |
| C | OPA | N | OPEN PORCH ATTA | 10    |      | 28.57     | 286     |
|   | USF | L | UPPER STORY FIN | 688   | 1986 | 126.30    | 86,891  |
|   | F21 | O | FPL 2ST 10P     | 1     |      | 10,892.40 | 10,892  |

| TOTAL RCN      | 361,748   |
|----------------|-----------|
| CONDITION ELEM | CD        |
| INTERIOR       | V         |
| KITCHEN        | G         |
| BATHS          | A         |
| EXTERIOR       | A         |
| EFF.YR/AGE     | 2005 / 17 |
| COND           | 5 5 %     |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 5 % GD 95 |
| RCNLD          | \$343,700 |