

Key: 6726

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.891

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CURRENT OWNER								PARCEL ID				LOCATION			
MCELHINNEY ERIC PO BOX 2565 VINEYARD HAVEN, MA 02568								31.0-83-0				12 SHAKER DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
MCELHINNEY ERIC								06/13/2022	QS	635,000	35183-292				
COULOMBE CLAIRE M TR								04/24/2013	F	1	27318-160				
COULOMBE CLAIRE M								03/09/2001	X		13622-247				


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	%
950420	08/30/1995	1	NEW CONSTRU	125,000	06/17/1997	JC	100	100

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,027	9	1.00	100	1.00	100	1.00	259,270	2.06	A	1.00	R06	1.10			196,650

TOTAL	16,030 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	196,700	174,000
Infl1	AVG		BUILDING	368,100	325,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	564,800	499,700

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/19/2008
									

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/29/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1995	SIZE ADJ	1.005
NET AREA	2,076	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,176		39.95	46,976
A	BAS	L	BASE AREA	1,008	1995	210.29	211,972
+	USF	L	UPPER STORY FIN	956	1995	117.93	112,737
B	EPA	N	ENCLOSED PORCH	168		80.84	13,580
C	OPA	N	OPEN PORCH	200		71.60	14,320
E	BAS	L	BASE AREA	112	1995	210.29	23,552
	BMG	O	BSMT GARAGE	2		7,808.35	15,617
	F21	O	FPL 2S 1OP	1		9,649.80	9,650
	FIX	O	XTRA FIXTURES	5		2,332.88	11,664

TOTAL RCN	460,068
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$368,100
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