

Key: 7956

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.118

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CURRENT OWNER				PARCEL ID				LOCATION			
SHOUKIMAS JONATHAN J TR SHOUKIMAS REALTY NOMINEE TR 10 PENINSULA CIRCLE POCASSET, MA 02559				38.2-87-0				10 PENINSULA CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHOUKIMAS JONATHAN J TR				11/01/2017	F	100	(214566)				
SHOUKIMAS JONATHAN J				08/16/1995	QS	200,000	(138005)				
SOULE WILLIAM M &				04/13/1993	F	1	N/A-N/A				

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 %

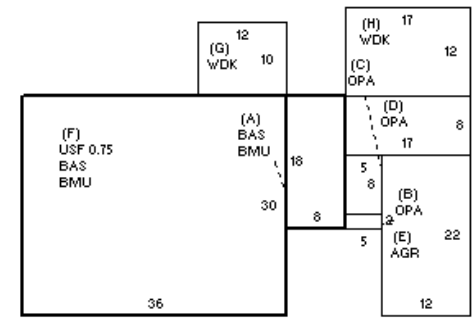
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	424,260	1.00	A	1.00	R09	1.80		389,510
300	A	1,042	11	1.00	100	1.00	100	1.00	29,340	1.00	A	1.00	R09	1.80		30,570

TOTAL	1.960 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	MARSHVIEW			LAND	420,100	340,800
Infl1	AVG					BUILDING	445,400	394,200
N_Index	AVG					DETACHED	4,000	3,800
						OTHER	0	0
						TOTAL	869,500	738,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	G 0.80	10X12	120	19.71	1,900
HTB	A	1.00	A 0.75		1	2,826.30	2,100



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BUILDING	CD	ADJ	DESC	MEASURE	10/20/2017	TL
MODEL	1		RESIDENTIAL	LIST	2/9/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/9/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,499			
NET AREA	2,034	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,224		37.42	45,802	CONDITION ELEM	CD			
\$NLA(RCN)	\$241	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,224	1974	220.19	269,511	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	186		76.56	14,240	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	AGR	N	ATT GARAGE	264		81.75	21,583	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	F	USF	L	UPPER STORY FIN	810	1974	126.09	102,136	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	324		25.02	8,107	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	2		10,318.20	20,636	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,494.53	7,484						
				USE	0		1.00													
																		EFF.YR/AGE	2010 / 12	
																		COND	9 9 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	9 % GD 91	
																		RCNLD	\$445,400	