

Key: 8230

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.390

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |             |  | LOCATION     |  |  |  |
|---|--|--|--|------------|---|-------------|--|--------------|--|--|--|
| AUSTIN LILA S<br>19 ALLENWOOD ST<br>W ROXBURY, MA 02132 |  |  |  | 38.3-256-2 |   |             |  | 827 SHORE RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE  |  | BK-PG (Cert) |  |  |  |
| AUSTIN LILA S   |  |  |  | 03/26/2008 | F | 1 22782-24  |  |              |  |  |  |
| AUSTIN CHARLES W &                                      |  |  |  | 02/29/2008 | F | 1 22710-203 |  |              |  |  |  |
| AUSTIN CHARLES W TR                                     |  |  |  | 02/18/1998 | X | 11230-200   |  |              |  |  |  |

| 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    | %   |
|        |        | 13            | OTHER |        | 11/01/2018 |    | 100    | 100 |


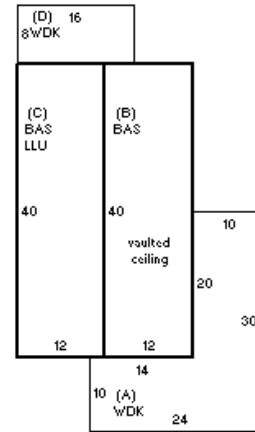
LAND

| 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 | 377,120 | 1.00 | A          | 1.00      | BAV | 1.60 | 346,230 |
| 300 | A | 0.357    | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 26,080  | 1.00 | A          | 1.00      | BAV | 1.60 | 9,310   |

|         |             |   |          |         |         |          |         |          |
|---------|-------------|---|----------|---------|---------|----------|---------|----------|
| TOTAL   | 1.275 Acres | ZONING  | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POC         | NOTE<br>ACCESS IS A DIRT DRIVEWAY BEFORE #829 | LAND     | 355,500 | 314,700 |          |         |          |
| Infl1   | AVG         |   | BUILDING | 169,800 | 150,300 |          |         |          |
| N_Index | AVG         |   | DETACHED | 0       | 0       |          |         |          |
|         |             |   | OTHER    | 0       | 0       |          |         |          |
|         |             |   | TOTAL    | 525,300 | 465,000 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB     | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------|--------|-------|-----------|-------|------------|
| SHF | L    | 0.90 | P 0.40   | 8 X 10 |       | 0.00      |       | 11/26/2013 |

BUILDING

| BUILDING | CD | ADJ  | DESC               | MEASURE | 11/25/2013 | TL |
|----------|----|------|--------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    | 11/25/2013 | TL |
| STYLE    | 3  | 0.95 | SPLIT LEVEL [100%] | REVIEW  | 11/1/2018  | TL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |         |            |    |

| YEAR BLT   | 1950  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 242,516 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,140 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | WDK | N | WOOD DECK       | 568   |      | 20.60     | 11,698  |           |         |
| \$NLA(RCN) | \$213 | OVERALL    | 0.950 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 960   | 1950 | 191.21    | 183,566 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C | LLU | N | LOWER LEVEL UNF | 480   |      | 34.96     | 16,781  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |   | USF | L | UPPER STORY FIN | 180   | 1950 | 106.10    | 19,098  |           |         |
|            |       |            |       | FLOOR COVER     | 13 | HARDWOOD-W/W   | 1.00 |   | CPC | O | CAPE CELLAR     | 1     |      | 3,641.00  | 3,641   |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,731.40  | 7,731   |           |         |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

|                |           |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EXTERIOR       | F         | A       |
| INTERIOR       | F         | A       |
| KITCHEN        | F         | A       |
| BATHS          | F         | A       |
| HEAT           | F         | A       |
| ELECT          | F         | O       |
| EFF.YR/AGE     | 1989 / 33 |         |
| COND           | 30        | 30 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 30        | % GD 70 |
| RCNLD          | \$169,800 |         |