

Key: 10725

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.994

LEGALS

CURRENT OWNER					PARCEL ID					LOCATION				
YATES ANNE W ETALS TRS OF THE 56 MEGANSETT RD RE TRUST 24 CURTISS CIR SUDBURY, MA 01776					51.0-10-0					56 MEGANSETT RD				
TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)				
YATES ANNE W ETALS TRS OF WALLACE EDWARD M					10/18/2001 05/01/1970		F QS	1 49,500		14340-291 1470-656				

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	%


LAND

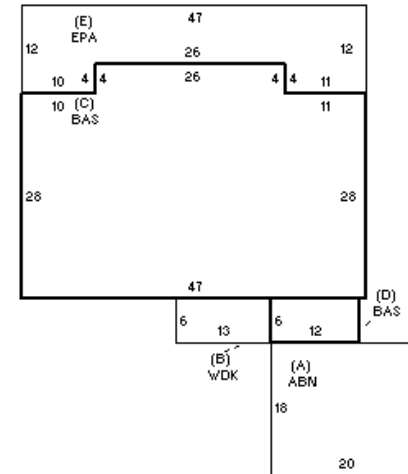
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,762	14	1.00	100	1.00	2,144,870	1.04	A	1.00	BSP 9.10	1,937,290

TOTAL	37,767 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	1,937,300	1,714,500			
Infl1	AVG		BUILDING	132,800	209,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			2,070,100	1,924,300				

\* -- Previous value excludes abatement.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/07/2002
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/2/2023	RP
MODEL	1		RESIDENTIAL	LIST	2/2/2023	RP
STYLE	6	0.70	COTTAGE [100%]	REVIEW	2/2/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1910	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	301,772
NET AREA	1,692	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	ABN	N	ATT BARN	360		38.68	13,924		
\$NLA(RCN)	\$178	OVERALL	0.690	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	78		30.66	2,392		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,492	1910	127.85	190,751		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	E	EPA	N	ENCLOSED PORCH	460		45.46	20,912			
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.02		USF	L	UPPER STORY FIN	200	1910	76.68	15,337			
BEDROOMS	5	1.00	INT. FINISH	4	WALL BOARD	0.96		USU	N	UPPER STORY UNF	1,292		30.84	39,848			
BATHROOMS	2	1.00	HEATING/COOLING	14	PARTIAL HEAT	0.99		CPC	O	CAPE CELLAR	1		2,631.50	2,632			
FIXTURES	12	1.00	FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		5,587.70	5,588			
GARAGE CAPACITY	2	1.00	USE	0		1.00		FIX	O	XTRA FIXTURES	7		1,484.10	10,389			
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE 1963 / 59																	
COND 56 56 %																	
FUNC 0																	
ECON 0																	
DEPR 56 % GD 44																	
RCNLD \$132,800																	