

Key: 10727

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.997

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|--|---|--|-----------------|--|--------------|--|
| RILEY PHILIP C & KATHLEEN D TR SQUETEGUE HARBOR RLTY TR 85 GROVE ST 112W WELLESLEY, MA 02482 | | | | 51.0-12-0 | | | | 68 MEGANSETT RD | | | |
| TRANSFER HISTORY | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | |
| RILEY PHILIP C & KATHLEEN | | | | 09/22/2010 | | F | | 1 24847-110 | | | |
| RILEY PHILIP C ETUX KATHL | | | | 05/24/2010 | | F | | 1 24571-23 | | | |
| RILEY PHILIP C & KATHLEEN | | | | 08/20/2009 | | F | | 1 23977-186 | | | |

| 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 % |
| 16951 | 10/27/2016 | 4 | DETACH.STRUC | 18,000 | 04/30/2018 | TL | 100 100 |
| 11757 | 12/01/2011 | 3 | ALT/RENO | 8,000 | 04/30/2018 | TL | 100 100 |
| 04039 | 01/28/2004 | 3 | ALT/RENO | 5,000 | 02/24/2004 | TL | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|-----------|------|------------|-----------|-----|------|--|--|-----------|
| 100 | S | 25,000 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 2,144,870 | 1.43 | A | 1.00 | BSP | 9.10 | | | 1,755,020 |

DETACHED

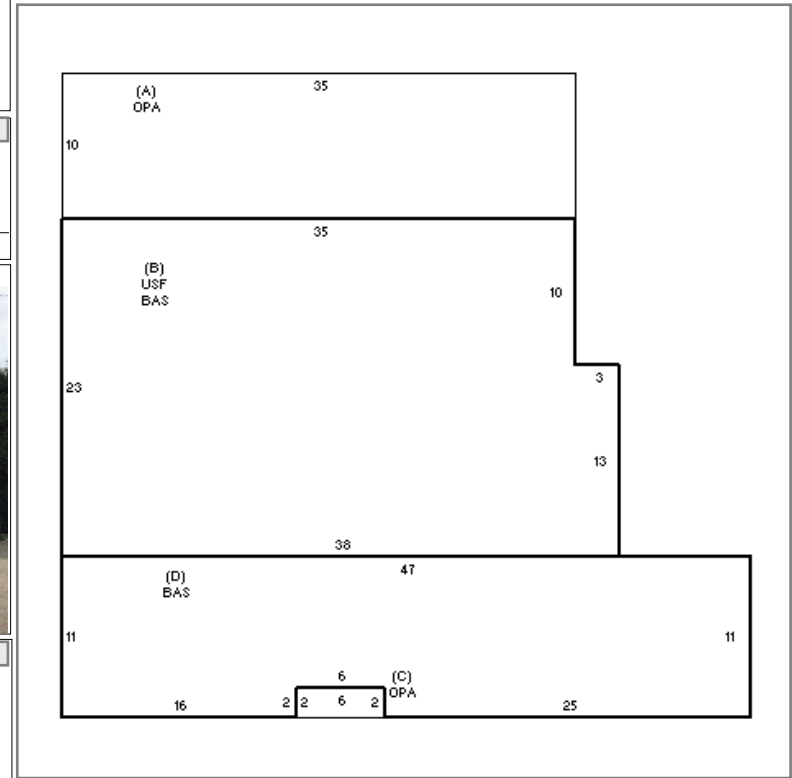
| TOTAL | 25,003 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|---|------------------|------------------|----------|-----------|-----------|
| Nbhd | CATAUMET | N O T E | ALSO OWNS CONTIGUOUS PARCEL 13 WHICH IS UNBUILDABLE-HARBOR VIEW | | | LAND | 1,755,000 | 1,553,200 |
| Infl1 | AVG | | BUILDING | 381,100 | 337,300 | | | |
| N_Index | AVG | | DETACHED | 19,900 | 18,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 2,156,000 | 1,909,400 | | | |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/03/2018 |
|-----|------|------|----------|-------|-------|-----------|-------|--------|------------|
| DGF | G | 1.20 | 10 0.90 | 22X23 | | 506 | 43.60 | 19,900 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/30/2018 | TL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/30/2018 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1924 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 423,482 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,193 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | OPA | N | OPEN PORCH | 362 | | 64.47 | 23,338 | | |
| \$NLA(RCN) | \$193 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,349 | 1924 | 205.92 | 277,792 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UPPER STORY FIN | 844 | 1924 | 117.93 | 99,529 | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.02 | | CPC | O | CAPE CELLAR | 1 | | 4,136.40 | 4,136 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | | F21 | O | FPL 2S 1OP | 1 | | 9,649.80 | 9,650 | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | | FIX | O | XTRA FIXTURES | 2 | | 2,332.75 | 4,666 | | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | MST | O | MAS/METAL STACK | 1 | | 4,371.90 | 4,372 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2009 / 13 | |
|------------|-----------|---------|
| COND | 10 | 10 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 10 | % GD 90 |

| RCNLD | \$381,100 |
|-------|-----------|
|-------|-----------|