

Key: 10729

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.999

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
FIDELI ELIZ M & RONALD MARTIN				51.0-14-0				72 MEGANSETT RD					
TRS ELIZ MARTIN FIDELI DISC TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
23 CHAMBERLAIN RUN				FIDELI ELIZ M & RONALD MA				09/15/2020	QS	2,282,800	33260-230		
HINGHAM, MA 02043				WARE ANN A TR				12/17/2010	F	1	25098-145		
				WARE ANN A				06/26/1985	QS	85,000	4597-240		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
D-22-15	07/13/2022	5	DEMOLITIONS	2,000,000	10/16/2023	TL	0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	0.082	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		12,160

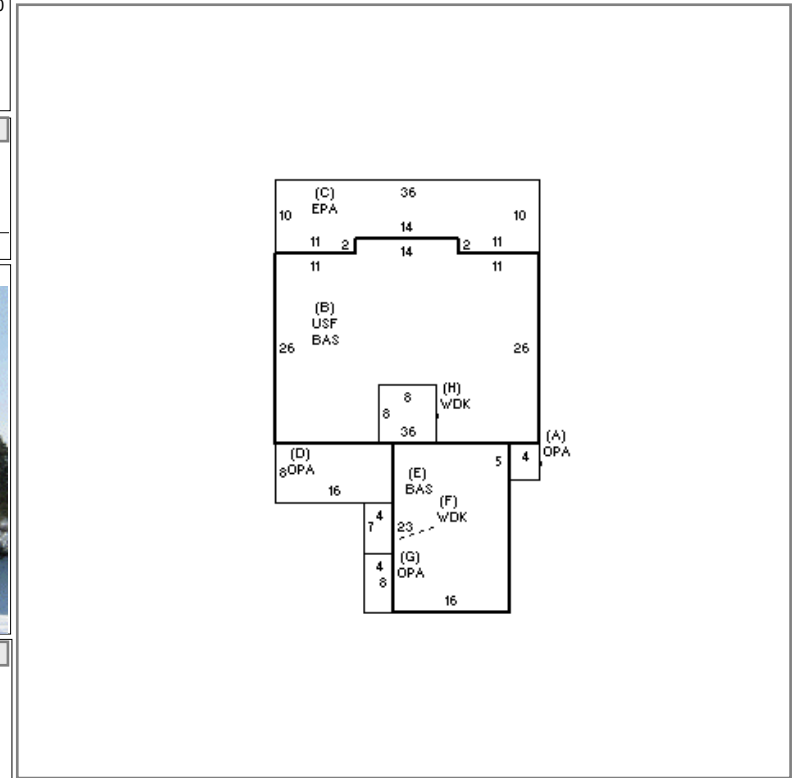
TOTAL	43,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	Chapter 91 License #88-4 Expires in 2023			LAND	1,981,300	1,753,500
Infl1	AVG		LAND	337,600	298,800			
N_Index	AVG		DETACHED	149,700	142,600			
						OTHER	59,700	52,800
						TOTAL	2,528,300	2,247,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	S	3.00	10 0.90 3 X 86		258	543.60	126,200
FLD	S	3.00	10 0.90 12 X 12		144	181.20	23,500
SHF	A	1.00	10 0.90 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/12/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/6/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1930	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,296	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	180		70.35	12,663
\$NLA(RCN)	\$193	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,332	1930	202.34	269,511
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	964	1930	115.87	111,699
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	332		70.22	23,312
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	92		47.36	4,357
				INT. FINISH	3	WOOD PANEL	0.98	CPC	O	O	CAPE CELLAR	1		4,064.30	4,064
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		9,481.60	9,482
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	4		2,292.10	9,168
				USE	0		1.00								

TOTAL RCN	444,256
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1995 / 27	
COND	24 24 %
FUNC	0 uc
ECON	0
DEPR	24 % GD 76
RCNLD	\$337,600

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FIDELI ELIZ M & RONALD MARTIN				51.0-14-0				72 MEGANSETT RD			
TRS ELIZ MARTIN FIDELI DISC TR				TRANSFER HISTORY		DOS	T	SALE PRICE		BK-PG (Cert)	
23 CHAMBERLAIN RUN											
HINGHAM, MA 02043											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	59,700	
Infl1					
N_Index					

22
22
(A) BAS
(B) WDK
15
6

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	3/12/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	78,520		
NET AREA	484	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	484	1960	156.34	75,668	CONDITION ELEM	CD		
\$NLA(RCN)	\$162	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	90		31.68	2,851	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	A		
				INT. FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$59,700