

Key: 10730

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.001

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION					
BISHOP-MEGANSETT FAMILY LIMITED PARTNERSHIP PO BOX 525 CATAUMET, MA 02534					51.0-15-0					80 MEGANSETT RD					
					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)		
					BISHOP-MEGANSETT FAMILY ALDEN PAMELA V & ALDEN DUTTON R &					07/25/2006	QS	1,500,000	21213-246		
							700,000	12698-194							
							2392-142								

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	%
16993	11/14/2016	1	NEW CONSTRUC	1,500,000	07/10/2019	TL	100	100

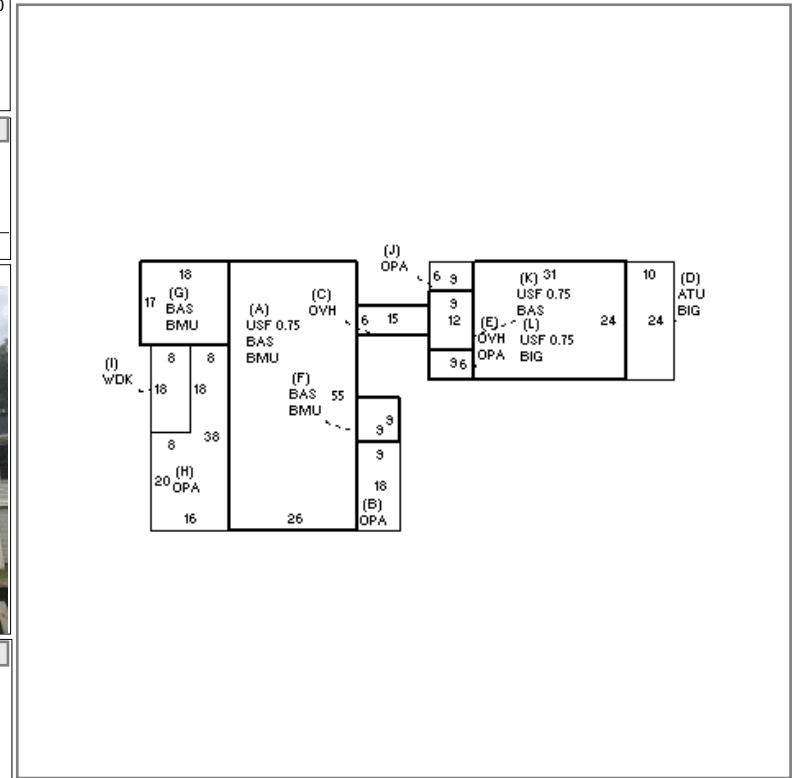
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	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	0.046	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		6,820

TOTAL	41,992 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	1,976,000	1,748,800			
Infl1	AVG		BUILDING	949,700	849,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,925,700	2,597,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/6/2019	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/6/2019	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2016	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	979.057
NET AREA	3,781	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,817		37.78	68,648		
\$NLA(RCN)	\$259	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,712	2016	132.47	226,786		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	734		74.99	55,040		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	144	2016	230.74	33,227		
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	240		112.81	27,075		
				INT. FINISH	1	PLASTER	1.00	D	ATU	N	ATTIC UNF	240		53.85	12,925		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	I	WDK	N	WOOD DECK	144		50.35	7,250		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,925	2016	225.67	434,412		
				USE	0		1.00	L	BIG	N	BUILT-IN GARAGE	744		93.97	69,910		
									F21	O	FPL 2S 1OP	1		11,223.80	11,224		
									FIX	O	XTRA FIXTURES	12		2,713.37	32,560		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97

RCNLD	\$949,700
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