

Key: 10984

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.272

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GRANT NORA R PO BOX 132 CATAUMET, MA 02534				51.4-22-0				48 MEGANSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANT NORA R				03/27/2013	H	135,000	27241-328				
DUNLAP JANET HATCH ESTATE				03/27/2013	F		27241-325				
DUNLAP JANET HATCH				11/26/1969	F	1	1456-600				

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	%
18091	02/05/2018	3	ALT/RENO		07/20/2020	TL	100	100
		1	NEW CONSTRUC	280,000	06/03/2019	TL	100	100

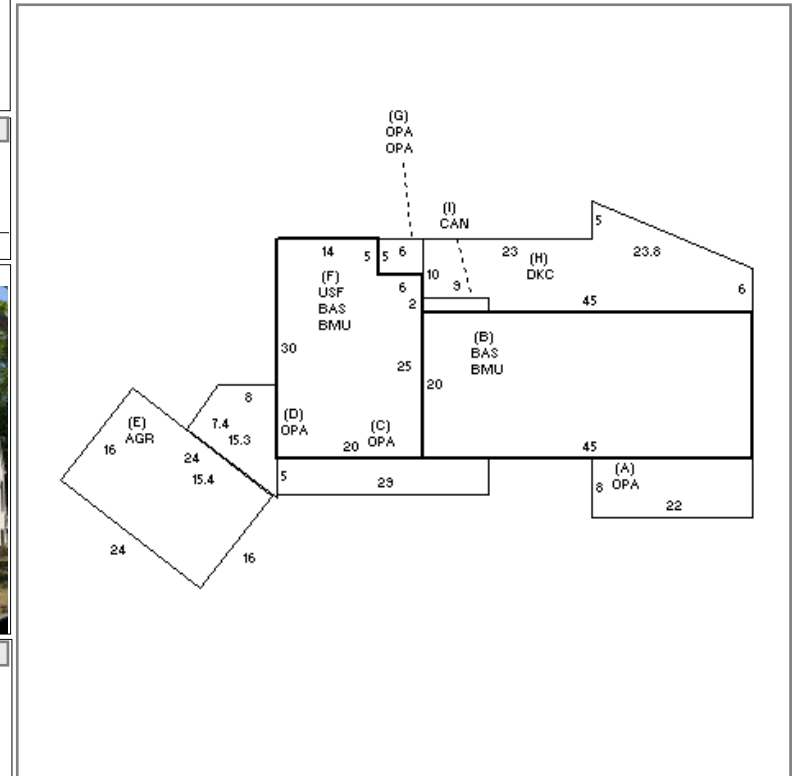
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,808	14	1.00	100	1.00	100	1.00	296,982	1.65	30	0.70	R09	1.80		234,710

TOTAL	20,822 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	234,700	207,700			
Infl1	AVG		BUILDING	621,600	555,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	856,300	763,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/3/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2018	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	627,892
NET AREA	2,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	499		70.92	35,387		
\$NLA(RCN)	\$308	OVERALL	1.090	EXT COVER	15	VINYL SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,470		38.50	56,588		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,470	2018	221.06	324,961		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	AGR	N	ATT GARAGE	384		84.10	32,296		
				FLOOR COVER	1	HARDWOOD	1.02	F	USF	L	UPPER STORY FIN	570	2018	132.59	75,576		
				INT. FINISH	1	PLASTER	1.00	H	DKC	N	DECK-COMPOSITE	461		75.66	34,880		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	I	CAN	N	CANOPY	18		18.61	335		
				FUEL SOURCE	2	GAS	1.00		BGF	N	BSMT GOOD FINIS	735		67.88	49,893		
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,566.03	10,264		
									GFP	O	GAS FIREPLACE	1		7,712.00	7,712		

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

EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$621,600
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