Key: 10987

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,275

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BELDEN PATRICIA&KEVIN KELLY TR BELDEN KELLY FAM 2019 REV TR 485 HARRISON AVENUE UNIT#408 BOSTON, MA 02118	51.4-25-0	53 MEGANSETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BELDEN PATRICIA&KEVIN KEL	12/24/2019	F	10	32576-107
BELDEN PATRICIA L &	01/16/2015	QS	504,500	28637-11
ROTUNNO MARK A &	01/20/1993	QS	190,000	8413-062

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	%
200329	05/31/2000	9	DECK	33,000	06/25/2001	TL	100	100
950020	01/19/1995	6	FENCE	5,200	11/06/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,100	14 1.00	100 1.00	100 1.00	518,540	1.20	A 1.00	BA- 2.20			445,330

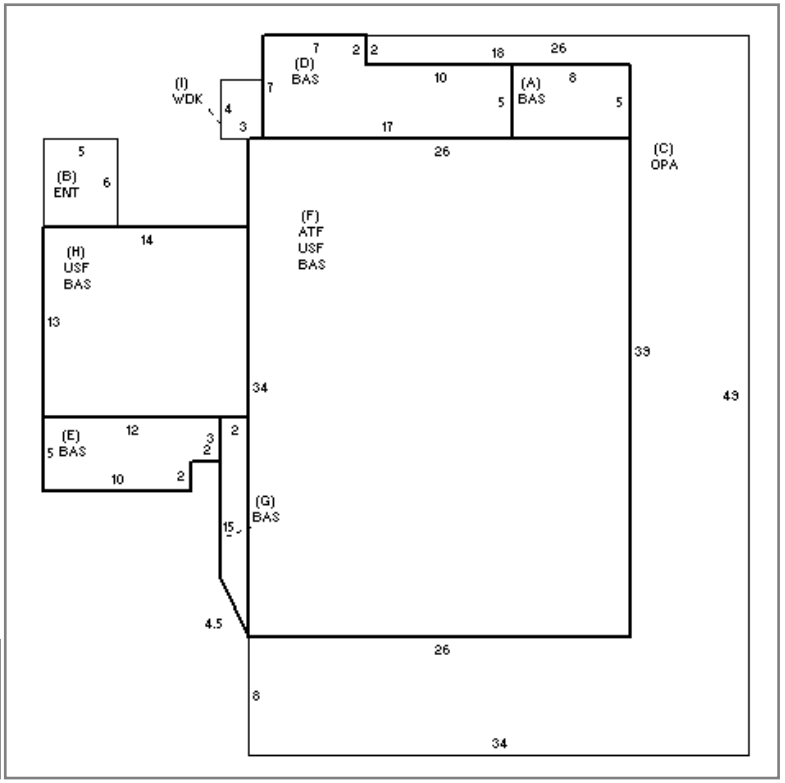
TOTAL	31,102 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	WOOD DECK ATTACHED TO GARAGE 20 X 27 (540 SF)		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	445,300	322,500
BUILDING	394,100	348,800
DETACHED	14,000	13,300
OTHER	0	0
TOTAL	**853,400**	**684,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	22X22		484	38.49	14,000

PHOTO 01/27/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/6/2001	EB
LIST	7/6/2001	EB
REVIEW	5/31/2013	DB

YEAR BLT	1905	SIZE ADJ	1.005
NET AREA	2,353	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,287	1905	200.35	257,853
B	ENT	N	ENCLOSED ENTRY	30		90.10	2,703
C	OPA	N	OPEN PORCH	636		62.72	39,893
+	USF	L	UPPER STORY FIN	1,066	1905	110.81	118,123
F	ATF	N	ATTIC FINISH	884		64.73	57,221
I	WDK	N	WOOD DECK	12		75.32	904
	WDK	N	WOOD DECK	540		22.76	12,293
	CPC	O	CAPE CELLAR	1		4,024.50	4,025
	F21	O	FPL 2S 1OP	2		9,388.65	18,777
	FIX	O	XTRA FIXTURES	3		2,269.80	6,809

TOTAL RCN	518,600

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		
ECON	0		
DEPR	24	% GD	76
RCNLD			$394,100