

Key: 10988

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.276

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MIDDLETOWN CRANBERRY CO INC PO BOX 2517 HYANNIS, MA 02601				51.4-26-0				51 MEGANSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIDDLETOWN CRANBERRY CO I				12/12/2002	N	313,500	16067-128				
ETTER BERTHA G				10/18/2000	F		13305-72				
ETTER HOWARD E &					QS		1634-250				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
168679	10/06/2016	3	ALT/RENO	6,200	04/27/2018	TL	100	100
04664	08/31/2004	9	DECK	3,500	09/26/2006	MJ	100	100
04429	06/08/2004	4	DETACH.STRUC	30,000	09/26/2006	MJ	100	100
960557	11/12/1996	3	ALT/RENO	5,000	09/25/1997	JC	100	100

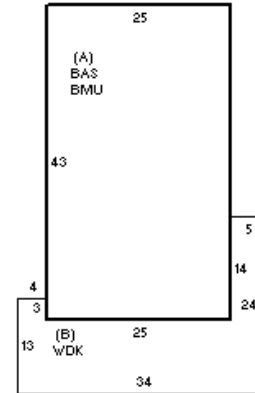
L A N D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	36,370	14	1.00	100	1.00	100	1.00	424,260	1.07	A	1.00	R09	1.80					379,240

TOTAL	36,373 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	379,200	335,600			
Infl1	AVG		BUILDING	225,200	199,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	100,400	89,900			
		TOTAL		704,800	624,700			

D E T A C H E D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
									05/01/2018



B U I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/27/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,454													
NET AREA	1,075	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,075		35.16	37,799	<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr><td>EXTERIOR</td><td>A</td></tr> <tr><td>INTERIOR</td><td>A</td></tr> <tr><td>KITCHEN</td><td>G</td></tr> <tr><td>BATHS</td><td>G</td></tr> <tr><td>HEAT</td><td>A</td></tr> <tr><td>ELECT</td><td>A</td></tr> </tbody> </table>	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	G	BATHS	G	HEAT	A	ELECT	A
CONDITION ELEM	CD																													
EXTERIOR	A																													
INTERIOR	A																													
KITCHEN	G																													
BATHS	G																													
HEAT	A																													
ELECT	A																													
\$NLA(RCN)	\$262	OVERALL	0.950	EXT COVER	10	VERT BOARD	1.00	A	BAS	L	BASE AREA	1,075	1968	185.10	198,986															
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	422		20.60	8,692															
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	1,075		33.47	35,978																
ROOMS	5	1.00	FLOOR COVER	35	WW-VINYL	1.00																								
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00																								
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00																								
FIXTURES	5	1.00	FUEL SOURCE	2	GAS	1.00																								
GARAGE CAPACITY	0	1.00	USE	0		1.00																								
% BSMT FINISH	0	1.00																												
# OF HALF BATHS	0	1.00																												
# OF UNITS	1	1.00																												

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$225,200

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

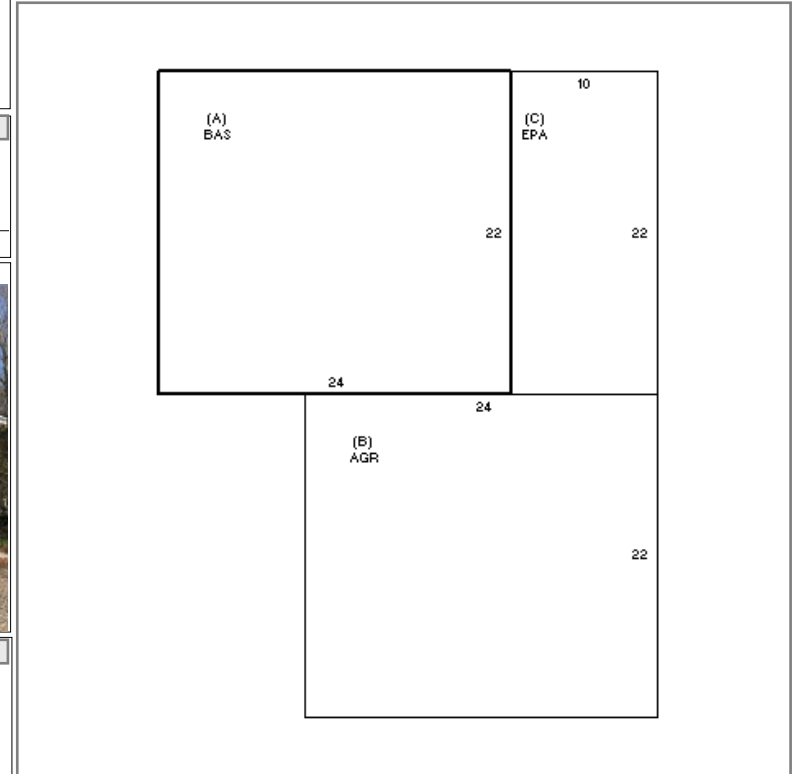
LAND

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	100,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/01/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/27/2018	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

G

YEAR BLT	2005	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	115,406		
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	528	2005	155.04	81,859	CONDITION ELEM	CD		
\$NLA(RCN)	\$219	OVERALL	0.700	EXT COVER	10	VERT BOARD	1.00	B	AGR	N	ATT GARAGE	528		44.13	23,300	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	220		46.58	10,247	INTERIOR	A		
				ROOF COVER	3	ASBESTOS SHIN	1.00											KITCHEN	
				FLOOR COVER	12	OTHER	1.00											BATHS	
				INT. FINISH	5	OTHER	1.00											HEAT	
				HEATING/COOLING	99	NONE	1.00											ELECT	A
				FUEL SOURCE	0		1.00											EFF.YR/AGE	2006 / 16
				USE	0		1.00											COND	13 13 %
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$100,400	