

Key: 11207

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.505

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEDGE RICHARD E ETUX SANDRA L WEDGE PO BOX 357 CATAUMET, MA 02534				54.0-13-0				124 MEGANSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEDGE RICHARD E ETUX				06/30/2016	V	875,000	29769-322				
CHISHOLM THOMAS A TRS				06/30/2016	F	1	29763-58				
CHISHOLM ELOISE M & THOMA				09/14/1999	X		12539-70				

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	%
17034	01/11/2017	4	DETACH.STRUC		09/20/2018	DB	100	100
16653	08/02/2017	13	OTHER	4,000			100	100
16637	07/27/2016	1	NEW CONSTRUC	950,000	08/10/2017	TL	100	100
		5	DEMOLITIONS	15,000	08/10/2017	TL	100	100

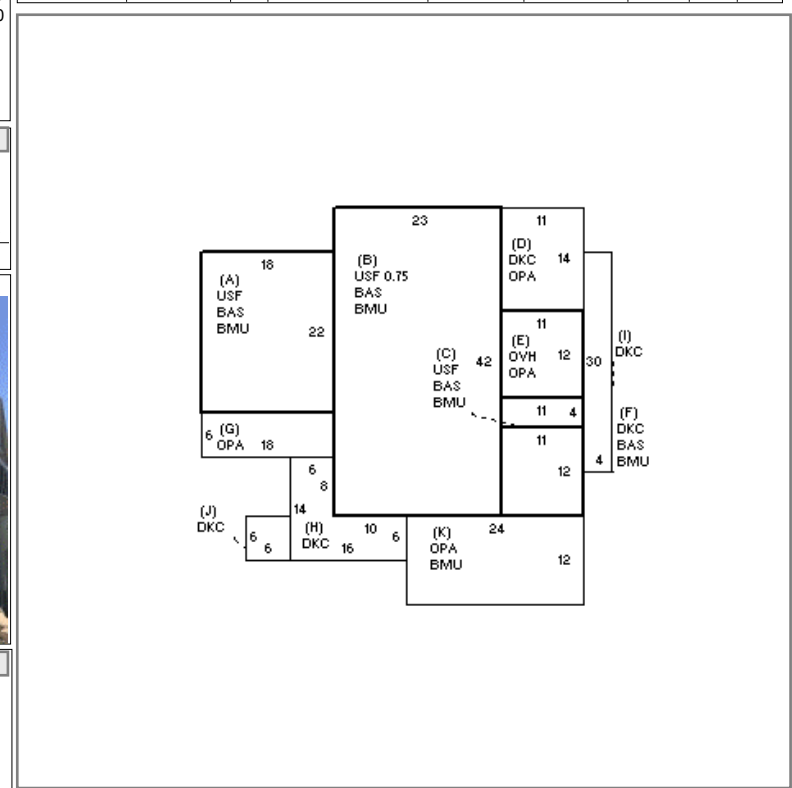
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	0.259	14	1.00	100	1.00	100	1.00	88,998	1.00	ML	0.60	BSP	9.10		23,050

TOTAL	1.177 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	per eng 28,642 sq ft upland 22,667ac tidal marsh;Chapter 91 Licerse Expires 2032 for a boardwalk/outhaul in water			LAND	1,992,200	1,763,100
Infl1	AVG			LAND BUILDING	775,600	693,400			
N_Index	AVG			DETACHED	43,900	41,800			
						OTHER	0	0	
						TOTAL	2,811,700	2,498,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	V	1.30	10 0.90 3X69	2017	207	235.56	43,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2017	TL
MODEL	1		RESIDENTIAL	LIST	8/24/2017	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/25/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,835	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,826		38.81	70,876
\$NLA(RCN)	\$282	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,538	2016	240.14	369,338
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,165	2016	136.09	158,550
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	682		77.04	52,539
				FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	132	2016	237.06	31,292
				INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	586		82.19	48,163
				HEATING/COOLING	11	HT WATER CL AIR	1.05		BMG	O	BSMT GARAGE	2		9,330.55	18,661
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	12		2,787.63	33,452
				USE	0		1.00		GFP	O	GAS FIREPLACE	2		8,377.60	16,755

TOTAL RCN	799,626	
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	\$775,600	