

Key: 11209

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.507

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MEGANSETT BY THE BAY LLC 100 CAPE CLUB DR SHARON, MA 02067				54.0-15-0				96 MEGANSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEGANSETT BY THE BAY LLC				07/01/2021	V	3,000,000	34264-153				
ANIMAL RESCUE LEAGUE OF B				12/30/1977	F		2642-46				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3870	100	SUMMER CAMPS			6	1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
D-23-23	08/24/2023	5	DEMOLITIONS	15,000				0 0
D-23-22	08/24/2023	5	DEMOLITIONS	10,000				0 0
D-23-21	08/24/2023	5	DEMOLITIONS	10,000				0 0
D-21-17	11/29/2021	5	DEMOLITIONS	30,000	10/30/2023	TL	25	0
		12	CYCLICAL		01/25/2016		100	100

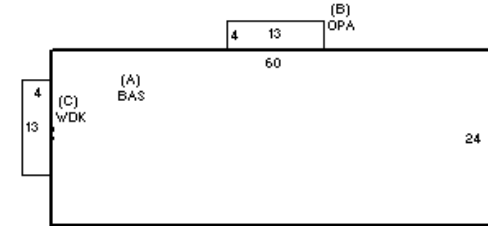
LAND

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
200	A	0.918	14	1.00	100	1.00	100	1.00	857,220	1.00	A	1.00	BSP	9.10		786,930
300	A	1.164	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		172,660

TOTAL	3.000 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	2,928,800	2,592,000
Infl1	AVG		BUILDING	65,300	63,800			
N_Index	AVG		DETACHED	4,900	4,600			
			OTHER	154,000	150,800			
						TOTAL	3,153,000	2,811,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	30 0.70	20 X 28		560	12.38	4,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	RP
MODEL	5		CIM-5	LIST	7/22/2021	RP
STYLE	71	1.10	CLUB/LODGE/HALL [100%]	REVIEW	6/6/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	108,782
NET AREA	1,440	DETAIL ADJ	0.902	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,440	1974	74.08	106,671		
\$NLA(RCN)	\$76	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	52		16.10	837		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	52		24.50	1,274		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	4	WALL BOARD	0.96										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
				NAF	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																CDN/APP	
																EFF.YR/AGE	1973 / 49
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$65,300

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3870	100	SUMMER CAMPS			6	2	2 of 3	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	97,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/22/2007
									

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	RP
MODEL	5		CIM-5	LIST	7/22/2021	EST
STYLE	71	1.10	CLUB/LODGE/HALL [100%]	REVIEW	7/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,240	DETAIL ADJ	0.884	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,240	1974	62.43	139,849
\$NLA(RCN)	\$73	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	AGR	N	ATT GARAGE	910		25.60	23,296
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES		1	1.00	ROOF COVER	10	METAL	1.00								
% HEATED		0	.95	FLOOR COVER	5	VINYL	1.00								
% AIR COND		0	1.00	INT. FINISH	4	WALL BOARD	0.96								
% SPINKLERS		0	1.00	HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				NAF	0		1.00								

BUILDING

35

(A)
BAS

64

(B)
AGR

26

35

BLDG COMMENTS

TOTAL RCN	163,145
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1973 / 49
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$97,900

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3870	100	SUMMER CAMPS			6	3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

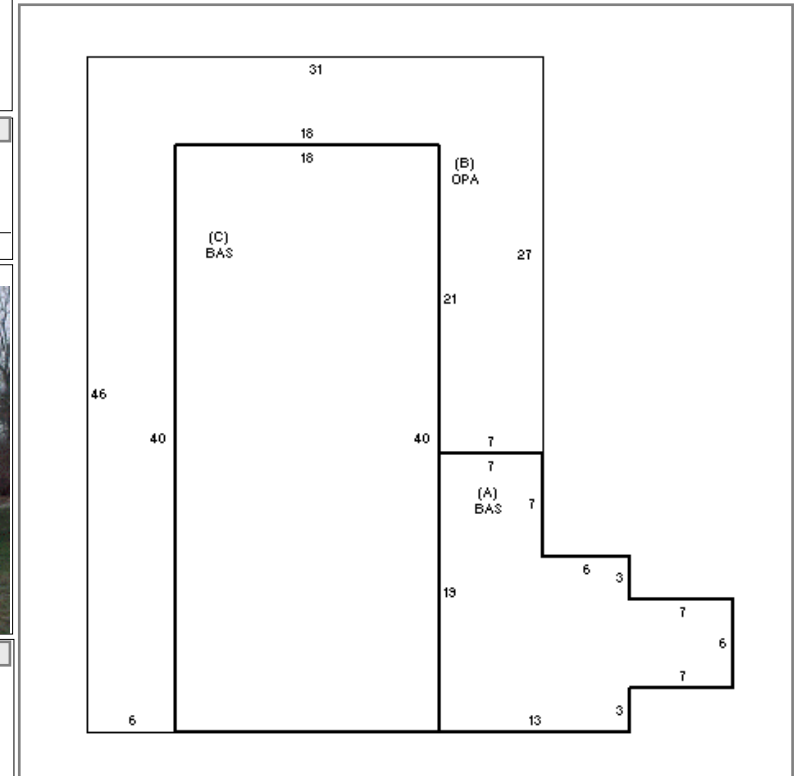
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	56,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	RP
MODEL	5		CIM-5	LIST	7/22/2021	EST
STYLE	15	1.00	APARTMENT [100%]	REVIEW	7/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	119,416		
NET AREA	1,687	DETAIL ADJ	0.902	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	967	1950	69.85	67,544	CONDITION ELEM	CD		
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	573		16.10	9,225	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00		USF	L	UP-STRY FIN	720	1950	59.23	42,647	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	
				FLOOR COVER	5	VINYL	1.00											EFF.YR/AGE	1960 / 62
				INT. FINISH	3	WOOD PANEL	1.05											COND	53 53 %
				HEATING/COOL	13	NONE	0.95											FUNC	0
				FUEL SOURCE	8	NONE	1.00											ECON	0
				NAF	0		1.00											DEPR	53 % GD 47
														RCNLD	\$56,100				