

Key: 11210

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.510

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION         |  |  |  |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| FRAME WADE S TRS SALT MARSH REALTY TRUST<br>PO BOX 429<br>CATAUMET, MA 02534 |  |  |  | 54.0-18-0  |   |            |              | 115 MEGANSETT RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| FRAME WADE S TRS SALT MAR  |  |  |  | 11/20/2015 | F | 1          | 29284-210/2  |                  |  |  |  |
| FRAME CHARLES D TR SALT M  |  |  |  | 07/28/2011 | N |            | 25589-254/5  |                  |  |  |  |
| FRAME CHARLES D &  |  |  |  | 07/29/1991 | A | 110,000    | 10077-78     |                  |  |  |  |

| 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 %   |
| 18555  | 07/02/2018 | 3             | ALT/RENO     | 17,868  |            |        | 100 100 |
| 930504 | 09/29/1993 | 5             | DEMOLITIONS  | 4,000   | 06/03/1994 | JS     | 100 100 |
| 930486 | 09/14/1993 | 1             | NEW CONSTRUC | 180,000 | 06/05/1995 | JC     | 100 100 |

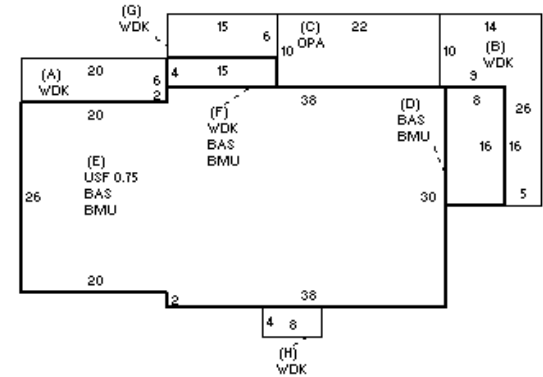
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 33,051   | 14   | 1.00  | 100 1.00 | 589,250  | 1.15 | A    | 1.00 | BA+ | 2.50       | 513,710   |

| TOTAL   | 33,062 SF | ZONING | 1            | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd    | CATAUMET  | NOTE   | LAND         | 513,700          | 454,600          |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 650,300          | 582,400          |          |         |          |
| N_Index | AVG       |        | DETACHED     | 1,300            | 1,300            |          |         |          |
|         |           |        | OTHER        | 0                | 0                |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>1,165,300</b> | <b>1,038,300</b> |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | A 0.75 9 X 12 |    | 108   | 16.42     | 1,300 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/4/2001   | TL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 12/18/1989 | SF |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 8/7/2018   | TL |
| QUALITY  | G  | 1.10 | GOOD [100%]       |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BLDG COMMENTS

G

| YEAR BLT   | 1993  | SIZE ADJ   | 0.995 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 783,528 |            |            |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA   | 3,093 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | +   | WDK | N               | WOOD DECK       | 522   |      | 25.95     | 13,546  | CONDITION ELEM | CD      |            |            |  |
| \$NLA(RCN) | \$253 | OVERALL    | 1.110 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | C   | OPA | N               | OPEN PORCH      | 220   |      | 71.50     | 15,729  | EXTERIOR       | A       |            |            |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BMU | N               | BSMT UNFINISHED | 1,848 |      | 36.02     | 66,573  | INTERIOR       | A       |            |            |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | +   | BAS | L               | BASE AREA       | 1,848 | 1993 | 215.18    | 397,647 | KITCHEN        | G       |            |            |  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | E   | USF | L               | UPPER STORY FIN | 1,245 | 1993 | 126.31    | 157,256 | BATHS          | G       |            |            |  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | BGF | N   | BSMT GOOD FINIS | 1,848           |       |      | 44.09     | 81,471  | HEAT           | A       |            |            |  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | BMG | O   | BSMT GARAGE     | 2               |       |      | 8,659.75  | 17,320  | ELECT          | A       |            |            |  |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 | F21 | O   | FPL 2S 1OP      | 1               |       |      | 10,702.00 | 10,702  |                |         |            |            |  |
|            |       |            |       | USE             | 0  |                | 1.00 | FIX | O   | XTRA FIXTURES   | 9               |       |      | 2,587.19  | 23,285  |                |         |            |            |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | EFF.YR/AGE | 2002 / 20  |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | COND       | 17 17 %    |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | FUNC       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | ECON       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | DEPR       | 17 % GD 83 |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |      |           |         |                |         | RCNLD      | \$650,300  |  |