

Key: 11211

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.511

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MINAUDO G STEPHEN ETUX JAN M MINAUDO PO BOX 35 CATAUMET, MA 02534				54.0-21-0				130-A MEGANSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MINAUDO G STEPHEN ETUX				09/06/2013	N	1,745,000	27674-256				
SHORTSLEEVE JUDY M H				06/17/1998	X		11509-46				

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	%
16322	04/28/2016	10	WOODSTOVE	2,200			100	100
15755	08/27/2015	14	SOLAR	57,393			100	100
15480	06/17/2015	15	INSULATE/WEA				100	100
15468	06/15/2015	3	ALT/RENO				100	100
06091	02/09/2006	4	DETACH.STRUC	5,000	11/25/2008		100	100

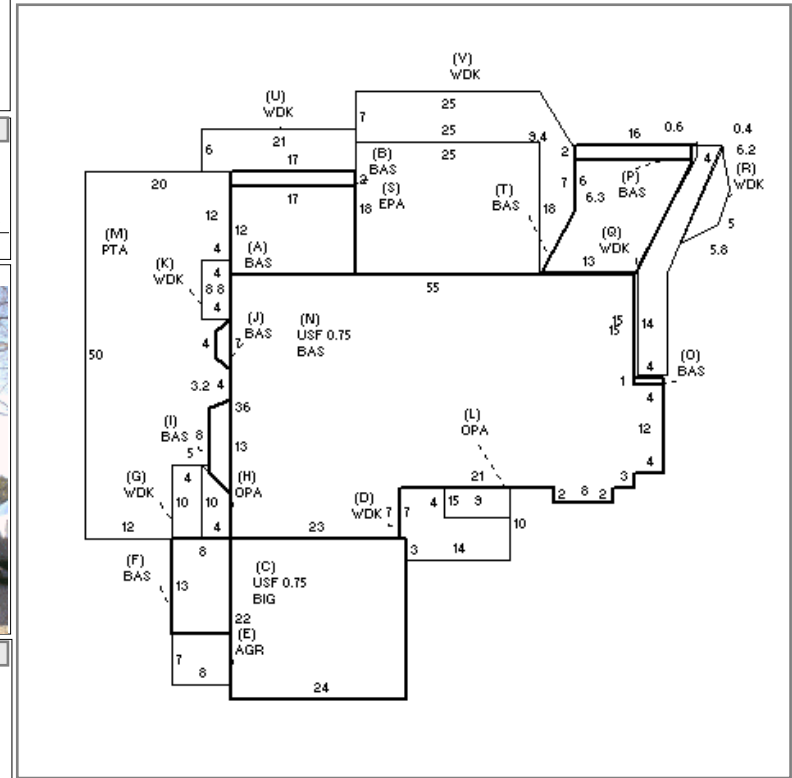
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,682	14	1.00	100	1.00	2,144,870	2.10	A	1.00	BSP 9.10	1,621,960

TOTAL	15,682 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E No Chapter 91 License on file; permanent structure on goggle	LAND	1,622,000	1,435,500			
Infl1	AVG		BUILDING	1,088,000	962,700			
N_Index	AVG		DETACHED	19,900	19,000			
			OTHER	0	0			
			TOTAL	2,729,900	2,417,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	G 0.80 12 X 16		192	19.14	2,900
SHF	G	1.20	G 0.80 6 X 7			0.00	
BDW	V	1.30	10 0.90 4X20		80	235.56	17,000



PHOTO	01/19/2006
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	1/16/2014	TL
MODEL	1		RESIDENTIAL	LIST	1/16/2014	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/16/2014	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,326,792
NET AREA	4,350	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	2,449	1998	264.58	647,961	CONDITION ELEM	CD
\$NLA(RCN)	\$305	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	C	BIG	N	BUILT-IN GARAGE	528		126.15	66,609	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,761	1998	167.28	294,588	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	754		34.37	25,913	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	56		137.91	7,723	BATHS	A
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	68		123.30	8,385	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	M	PTA	N	PATIO	852		21.88	18,640	ELECT	A
				FUEL SOURCE	2	GAS	1.00	S	EPA	N	ENCLOSED PORCH	450		104.96	47,232		
				USE	0		1.00		USF	L	UPPER STORY FIN	140	1998	177.05	24,787		
									BMU	N	BSMT UNFINISHED	586		74.06	43,401	EFF.YR/AGE	2001 / 21
									CRL	N	BSMT CRAWL	1,400		28.69	40,161	COND	18 18 %
									F11	O	FPL 1S 1OP	1		12,900.90	12,901	FUNC	0
									F22	O	FPL 2S 2OP	1		14,836.60	14,837	ECON	0
									FIX	O	XTRA FIXTURES	14		3,426.48	47,971	DEPR	18 % GD 82
									MST	O	MAS/METAL STACK	4		6,421.10	25,684	RCNLD	\$1,088,000