

Key: 1280

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.288

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GATELY JOHN P JR & CAROL ANN GATELY TR CAP REALTY TRUST 27 CIRCUIT AVENUE SCITUATE, MA 02066				7.0-91-0				45 MEETINGHOUSE LN			
TRANSFER HISTORY				DOS				T SALE PRICE BK-PG (Cert)			
GATELY JOHN P JR & CAROL				04/26/2013				QS 1,050,000 27325-229			
45 MEETINGHOUSE LANE REAL				08/11/2010				F 100 24743-311			
SULLIVAN FRANK A				12/08/1999				D 1,050,000 12710-139			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3500	100	POSTAL SERVICE PROP			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-180	06/09/2022	3	ALT/RENO	19,062			0 0
990698	11/15/1999	7	SIGN	3,000	12/11/2000	EB	100 100
990137	03/29/1999	1	NEW CONSTRUC	450,000	11/02/1999	EB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	20,000	C-1	1.00	100	1.00	100	1.00	614,925	1.48	A	1.00 75 1.35	418,560
203	A	1.127	C-1	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00 75 1.35	242,670

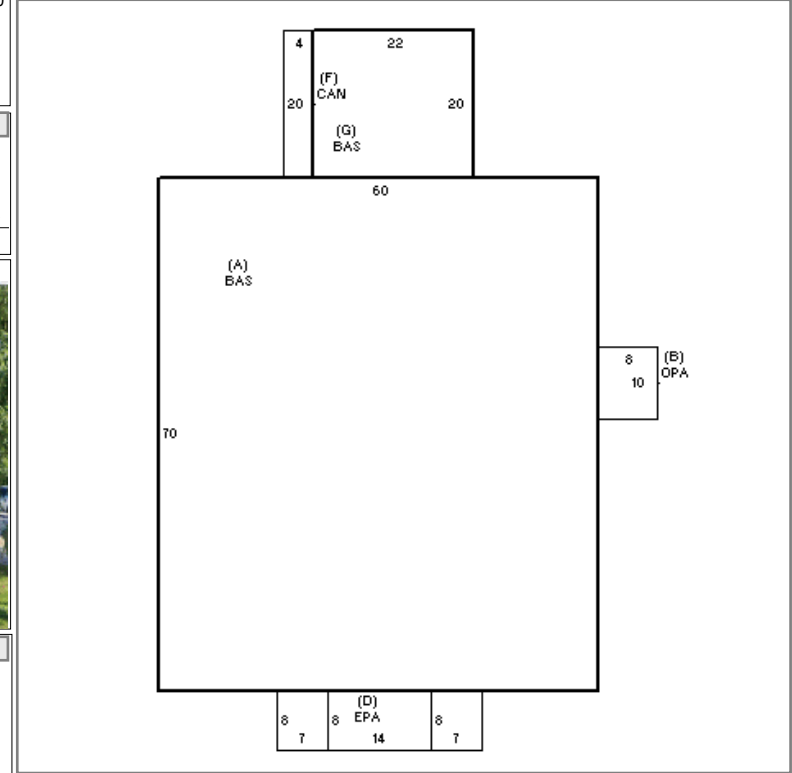
TOTAL	1.586 Acres	ZONING	4	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	NOTE Also frontage on Cape View Way	LAND	661,200	635,900			
Infl1	AVG		BUILDING	569,900	526,800			
N_Index	AVG		DETACHED	17,100	15,800			
			OTHER	0	0			
			TOTAL	1,248,200	1,178,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50	1999	17,300	1.20	10,400
SP2	E	1.90	10 0.90 4X5	2000	20	206.53	3,700
LH1	A	1.00	50 0.50	2000	7	845.50	3,000



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	RP
STYLE	90	1.65	GOV. BLDG. [100%]	REVIEW	5/6/2021	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,640	DETAIL ADJ	1.614	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,200	1999	147.29	618,598
\$NLA(RCN)	\$150	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	192		24.51	4,707
				ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCL PORCH	112		46.89	5,252
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	CAN	N	CANOPY	80		19.79	1,583
				FLOOR COVER	5	VINYL	1.00	G	BAS	L	BASE AREA	440	1999	147.29	64,806
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
% HEATED	100	1.00		
% AIR COND	100	1.03		
% SPINKLERS	100	1.02		

TOTAL RCN	694,945
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	V
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$569,900