

Key: 14434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.639

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--|----------------------|--|--|--|
| MCELMAN CHRISTOPHER K & AMY A MCELMAN PO BOX 1273 SAGAMORE BEACH, MA 02562 | | | | 7.0-147-0 | | | | 45 STANDISH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MCELMAN CHRISTOPHER K & COLLINS BUILDERS INC | | | | 12/31/2020 | U | 175,000 | | 33633-262 | | | |
| DECANEAS ANN | | | | 12/22/2000 | G | 85,574 | | 13445-202 6757-79 | | | |

| 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 | % |
| B-21-60 | 02/16/2021 | 1 | NEW CONSTRUC | 250,000 | 03/04/2022 | TL | 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 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | A | 1.00 | R04 | 1.10 |
| 325 | A | 0.082 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | ML | 0.60 | R04 | 1.10 |
| | | | | | | 259,270 | 1.00 | A | 1.00 | R04 | 1.10 | 238,030 |
| | | | | | | 3,762 | 1.00 | ML | 0.60 | R04 | 1.10 | 310 |

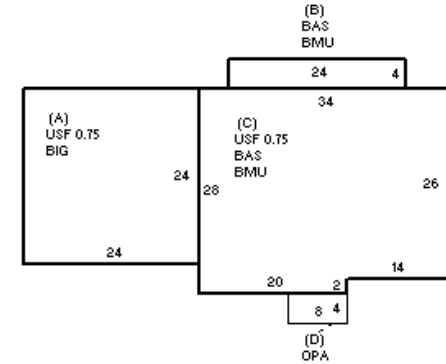
| TOTAL | 43,560 SF | ZONING | | FRNT | 219 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | NOTE | LAND | 238,300 | 212,000 | | | |
| Infl1 | AVG | | BUILDING | 512,100 | 488,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 750,400 | 700,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/8/2022 | TL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/8/2022 | EST |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 5/26/2023 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



BUILDING

| YEAR BLT | 2021 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 512,104 | |
|-----------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 2,145 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BIG | N | BUILT-IN GARAGE | 576 | | 96.80 | 55,758 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$239 | OVERALL | 1.170 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 1,125 | 2021 | 128.36 | 144,409 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,020 | | 45.02 | 45,921 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,020 | 2021 | 237.01 | 241,749 | KITCHEN | A | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | OPA | N | OPEN PORCH | 32 | | 100.58 | 3,219 | BATHS | A | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | FIX | O | XTRA FIXTURES | 5 | | 2,629.30 | 13,147 | HEAT | A | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | GFP | O | GAS FIREPLACE | 1 | | 7,901.70 | 7,902 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| FIXTURES | | 10 | 1.00 | | | | | | | | | | | | | | | |
| GARAGE CAPACITY | | 2 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FINISH | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF HALF BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE | | 2021 / 1 | | | | | | | | | | | | | | | | |
| COND | | 1 1 % | | | | | | | | | | | | | | | | |
| FUNC | | 0 uc | | | | | | | | | | | | | | | | |
| ECON | | 0 | | | | | | | | | | | | | | | | |
| DEPR | | 0 | % GD | 100 | | | | | | | | | | | | | | |
| RCNLD | | | | \$512,100 | | | | | | | | | | | | | | |