

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #26-2238

REAL ESTATE AUCTION

2,684+/- SF MIXED-USE BUILDING W/ OCEAN VIEWS

Close to Monument Beach, shopping & restaurants

443 SHORE RD., BOURNE (MONUMENT BEACH), MA

WEDNESDAY, JUNE 24 AT 11AM ON-SITE

Preview: Tuesday, June 16 (1pm-3pm)

MA Auc. Lic. #111



TABLE OF CONTENTS

DISCLAIMER

TRANSMITTAL LETTER

TERMS & CONDITIONS

BUYER'S PREMIUM

SAMPLE P&S

PROPERTY INFORMATION & PHOTOS

LOCATION MAP

JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



May 14, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to present this 2,684± square foot, three-story mixed-use property located at 443 Shore Rd., Bourne (Monument Beach), MA; featuring retail/storefront space on the first floor and residential space on the second and third floors, including three bedrooms and two bathrooms. Additional highlights include a cantilevered deck and a walkout basement offering ample storage.

Recent improvements include a new asphalt roof installed in October 2025, a new front door, and select exterior clapboard updates. The property is situated on a 0.11± acre parcel in a highly desirable location directly across from Chester Park Recreation Area and within walking distance to Monument Beach. The site also offers convenient access to shopping, dining, and Route 28.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent mixed-use property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, June 24, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

2,684+/- SF MIXED-USE BUILDING W/ OCEAN VIEWS
Close to Monument Beach, shopping & restaurants

443 SHORE RD., BOURNE (MONUMENT BEACH), MA

WEDNESDAY, JUNE 24 AT 11AM ON-SITE

Preview: Tuesday, June 16 (1pm-3pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, June 26, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, July 24, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 24th day of June, 2026

1. PARTIES AND MAILING ADDRESSES

Golden Dog Realty Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 443 Shore Rd., Bourne, MA, more particularly known as Assessor Parcel ID: 30.4-192-0.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, June 26, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, July 24, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & CO., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Golden Dog Realty Trust, Seller

BUYER

By: James E. Dwyer, Trustee

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

2,684± sf, 3-Story Mixed-Use Building

443 Shore Rd., Bourne (Monument Beach), MA



AUCTION: Wednesday, June 24 at 11am On-site

This 2,684± sf mixed-use property features retail/storefront space on the first floor and residential space on the second and third floors, which includes three bedrooms and two bathrooms.

Additional highlights include a cantilevered deck, walkout basement offering ample storage, and ocean views from most bedroom windows. Recent improvements include an asphalt roof, front door, and select exterior clapboard updates.

Highly desirable location across from Chester Park Recreation Area and within walking distance to Monument Beach. Close to shopping, dining and Rt. 28.

Last List: \$900,000

Parcel ID: 30.4-192-0

County: Barnstable

Site Area: .11± acres

Recent Renovations: New asphalt roof (Oct. 2025), new front door & exterior clapboard updates

Design: First floor features a retail/storefront most recently used as by a printing company. The 2nd and 3rd floors include 3 bedrooms and 2 baths and represents 60% of building or 1,464 SF as per Assessor.

Parking: Currently has 1 parking space & additional street parking; Possibility of tandem parking on right side of building.

Property Preview: Tuesday, June 16 (1pm-3pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 26, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Bro 1882 • Ref 26-2238

Key: 6508

Town of Bourne - Fiscal Year 2026

12/5/2025 3:35:23PM SEQ #: 6,681

LEGAL LAND DETACHED BUILDING

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card		
Dwyer James E TRS OF		30.4-192-0		443 SHORE RD			0130	60	RESID - COMMERCIAL			1		1 of 1		
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
Dwyer James E TRS OF GOLDEN DOG RLTY TR P O BOX 950 MONUMENT BEACH, MA 02553-0950		Dwyer James E TRS OF		06/18/1990	QS	130,000	7196-349	EXB-24-713	11/04/2024	3	ALT/RENO	10,000			100	100
								920047	02/06/1992	3	ALT/RENO	70,000	08/31/1993	CP	100	100
								900514	08/14/1990	7	SIGN	800	08/31/1993	CP	100	100
								900337	07/03/1990	3	ALT/RENO	400	08/31/1993	CP	100	100

CD	T	ACRES/SF	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	Chpt	CREDIT AMT	ADJ VALUE				
103	S	5,000	C-6	1.00	100	1.00	100	1.00	602,640	3.11	A	1.00	65	1.20		214,810

TOTAL	5,009 SF	6-2019 chnged to 013, 60% of buidling is residential. 1,464 sqft of residential living area.	
Nbhd	POCASS/CATAUMI		
Infl1	AVG		
N Index	AVG		

Photo Date 06/26/2019 BLDG # 1



YrBlt 1885 NET AREA 2,684

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
CIM-5		

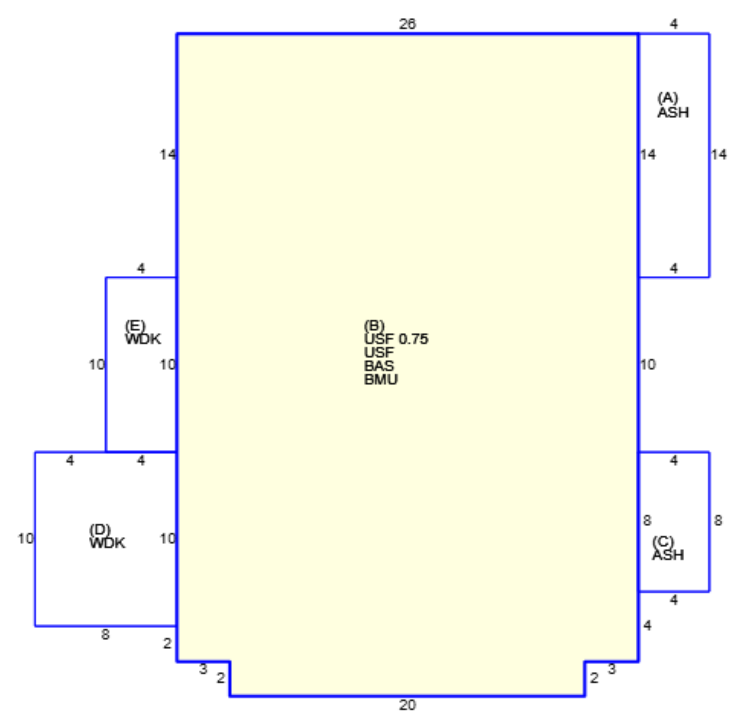
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		120	17.39	1,900

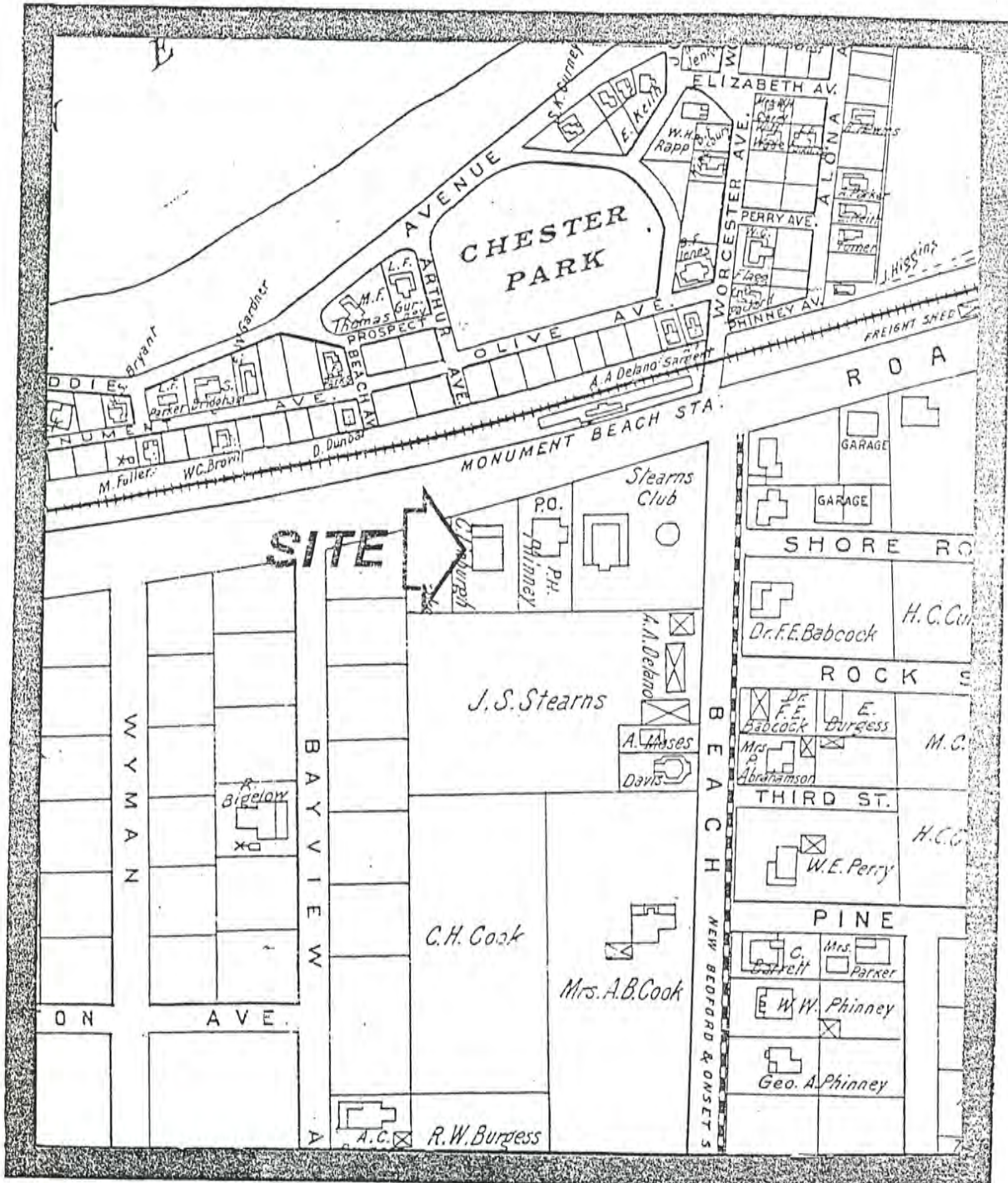
BLDG	ADJ	DESC	LAND	214,800	204,600
STYLE	1.15	APARTMENT [64%]	BUILD.	200,700	191,000
QUALITY	1.05	AVERAGE + [100%]	DETACH	1,900	1,900
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
TOTAL			TOTAL	417,400	397,500

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
	5	1885	2008 / 16	1.130	1.000	6/27/2019	RP	6/27/2019	RP	6/30/2022	RP	8.0	0.95	2,684	1.000	\$89.00	238,884	84	200,700

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
STORIES	2.75	1.00	FOUNDATION	4	FLR & WALL	1.00	+	ASH	N	ATT SHED	88		24.60	2,165
% HEATED	100	1.00	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNF	976		20.30	19,813
% AIR COND	0	1.00	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	976	1895	88.00	85,888
% SPINKLERS	0	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,708	1885	74.72	127,616
			FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	120		28.35	3,402
			INT. FINISH	1	PLASTER	1.04								
			HEATING/COOL	1	FORCED AIR	1.00								
			FUEL SOURCE	2	GAS	1.00								
			NAF			1.00								

TOTAL RCN	238,884
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2008 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$200,700





REFERENCE: Bourne Historical Society Map - circa 1908

Town of Bourne
 Erica Flemming
 Collector/Treasurer
 24 Perry Avenue
 Buzzards Bay, MA 02532-3441



2026 PRELIMINARY REAL ESTATE TAX BILL SUMMARY

FISCAL YEAR 2026

Your preliminary tax for the fiscal year beginning July 1, 2025 and ending June 30, 2026 on the parcel of Real Estate described below is as follows:

Bill Number
2082

PROPERTY IDENTIFICATION		ASSESSMENTS		
443 SHORE RD		Real Estate Tax 1,552.24		
Map/Parcel	30.4 192.00	CPA (Community Preservation Act) 46.58		
Book – Page	7196 - 349	District 13.92		
Land Area (sqft)	5,009	Total Tax/Assessments 1,612.74		
Class	0100	Total Due 1,612.74		
Deed Date	06/18/1990			
Interest rate of 14% per annum will accrue on overdue payments from the due date until payment is made. (See Reverse Side for Further Information)				
		VALUATIONS		
			Payment 1 Due 08/01/2025	Payment 2 Due 11/03/2025
		Real Estate Tax	776.12	776.12
		CPA Tax	23.29	23.29
		District Tax	6.96	6.96
Tax Rate per \$1000	There are no tax rates, assessments or valuations with preliminary bills.	Balance	806.37	806.37
		TOTAL DUE	\$1,612.74	

DWYER JAMES E TRS OF GOLDEN DOG RLTY TR
 P O BOX 950
 MONUMENT BEACH MA 02553-0950

This Form Approved by the Commissioner of Revenue

TAXPAYER COPY

IMPORTANT INFORMATION ABOUT YOUR TAX BILL

This bill contains two remittances. One remittance is for the payment due on August 1, 2025 and the second is for the payment due on November 3, 2025. Please make a note on your calendar as a reminder to make the second payment before the due date of November 3rd. No other notification reminder will be mailed to you.

Make checks payable to: **Town of Bourne**
 and mail your payment to:

Town of Bourne, MA
 Department 7680
 PO Box 4110
 Woburn, MA 01888-4110

Office Hours Monday – Friday 8:30 – 4:30	Assessor's Office 508-759-0600 Ext. 1510	Tax Collector's Office 508-759-0600 Ext. 1507
--	--	---

This is your First and Second Quarter PRELIMINARY REAL ESTATE TAX BILL for FISCAL 2026. They are due and payable on August 1, 2025 and November 3, 2025



Pay your Town of Bourne Real Estate Tax online.

- 1) Go to www.townofbourne.com
- 2) Click on Online Bill Payments
- 3) Complete each screen to process your payment.

Visa, Discover and MasterCard credit card payments are currently accepted. Vendor fees apply.

Your **online** check must have the **Bill Number RE-2082** on the check.
 Please mail all **online** checks to:

Town of Bourne
 24 Perry Ave
 Buzzards Bay, MA 02532

Please Note:

There are no tax rates, assessments or valuations with preliminary bills.

RE-P-BREZ50611-0001807 - A6507

Town of Bourne
 Erica Flemming
 Collector/Treasurer
 24 Perry Avenue
 Buzzards Bay, MA 02532-3441



2025 PRELIMINARY REAL ESTATE TAX BILL SUMMARY

FISCAL YEAR 2025

Your preliminary tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the parcel of Real Estate described below is as follows:

Bill Number
2082

PROPERTY IDENTIFICATION		ASSESSMENTS			
443 SHORE RD				Real Estate Tax	1,517.78
Map/Parcel	30.4 192.00			CPA (Community Preservation Act)	45.54
Book – Page	7196 - 349			District	13.24
Land Area (sqft)	5,009			Total Tax/Assessments	1,576.56
Class	0100				
Deed Date	06/18/1990			Total Due	1,576.56
Interest rate of 14% per annum will accrue on overdue payments from the due date until payment is made. (See Reverse Side for Further Information)		VALUATIONS			
				Payment 1 Due 08/01/2024	Payment 2 Due 11/01/2024
				Real Estate Tax	758.89
				CPA Tax	22.77
				District Tax	6.62
Tax Rate per \$1000		There are no tax rates, assessments or valuations with preliminary bills.		Balance	788.28
				TOTAL DUE	\$1,576.56

DWYER JAMES E TRS OF GOLDEN DOG RLTY TR
 P O BOX 950
 MONUMENT BEACH MA 02553-0950

This Form Approved by the Commissioner of Revenue

IMPORTANT INFORMATION ABOUT YOUR TAX BILL

This bill contains two remittances. One remittance is for the payment due on August 1, 2024 and the second is for the payment due on November 1, 2024. Please make a note on your calendar as a reminder to make the second payment before the due date of November 1st. No other notification reminder will be mailed to you.

Make checks payable to: **Town of Bourne**
 and mail your payment to:

Town of Bourne, MA
 Department 7680
 PO Box 4110
 Woburn, MA 01888-4110

Office Hours Monday – Friday 8:30 – 4:30	Assessor’s Office 508-759-0600 Ext. 1510	Tax Collector’s Office 508-759-0600 Ext. 1507
--	--	---

This is your First and Second Quarter PRELIMINARY REAL ESTATE TAX BILL for FISCAL 2025. They are due and payable on August 1, 2024 and November 1, 2024

Please Note:
There are no tax rates, assessments or valuations with preliminary bills.

Pay your Town of Bourne Real Estate Tax online.

- Go to www.townofbourne.com
- Click on Online Bill Payments
- Complete each screen to process your payment.

Visa, Discover and MasterCard credit card payments are currently accepted. Vendor fees apply.

Your **online** check must have the **Bill Number RE-2082** on the check.
 Please mail all **online** checks to:
 Town of Bourne
 24 Perry Ave
 Buzzards Bay, MA 02532

RE-P-BRE240614-0001825 - A6496

TAXPAYER COPY



Commonwealth of Massachusetts
Title 5 Official Inspection Form
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

443 Shore Rd
 Property Address
 Dwyer
 Owner's Name
 Bourne/ Monument Beach
 City/Town
 Ma
 State
 02553
 Zip Code
 4/22/2021
 Date of Inspection

D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 2 Number of bedrooms (actual): 2+ retail space
 DESIGN flowbased on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 330 gpd

Description:
 This property has a 2 bedroom apartment above a retail shop

Number of current residents: 1

Does residence have a garbage grinder? Yes No
 Does residence have a water treatment unit? Yes No

If yes, discharges to: _____

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) Yes No
 Laundry system inspected? Yes No
 Seasonal use? Yes No

Water meter readings, if available (last 2 years usage (gpd)): 164 gpd
 Detail:
 2020 37,000 gallons and 2021 87,000 gallons =164 gpd . This is for the whole property

Sump pump? Yes No
 Last date of occupancy: current
 Date



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

443 Shore Rd
Property Address
Dwyer
Owner's Name
Bourne/ Monument Beach
City/Town
Ma
State
02553
Zip Code
4/22/2021
Date of Inspection

D. System Information (cont.)

2. Commercial/Industrial Flow Conditions:

Type of Establishment: retail
Design flow (based on 310 CMR 15.203): 50-125 Gallons per day (gpd)
Basis of design flow (seats/persons/sq.ft., etc.): 50 gpd per sq foot
Grease trap present? [] Yes [X] No
Water treatment unit present? [] Yes [X] No
If yes, discharges to:
Industrial waste holding tank present? [] Yes [X] No
Non-sanitary waste discharged to the Title 5 system? [] Yes [X] No
Water meter readings, if available: 164 gpd for whole property
Last date of occupancy/use: current Date

Other (describe below):

original design plan attached show 2500 sq ft, however first floor is 35'x25'=875 sq ft creating a 50 gpd qty/ design and if you include the basement as sq footage it would be 100 gpd total plus the 2 bedroom apartment at 220 gpd totaling 330 gpd.

3. Pumping Records:

Source of information: pumped 1 month ago
Was system pumped as part of the inspection? [] Yes [X] No
If yes, volume pumped: gallons
How was quantity pumped determined?
Reason for pumping: not needed at this time



Commonwealth of Massachusetts
Title 5 Official Inspection Form
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

443 Shore Rd
 Property Address
 Dwyer
 Owner's Name
 Bourne/ Monument Beach
 City/Town
 Ma
 State
 02553
 Zip Code
 4/22/2021
 Date of Inspection

D. System Information (cont.)

4. Type of System:

- Septic tank, distribution box, soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):
 1000 gallon tank and single leaching pit

Approximate age of all components, date installed (if known) and source of information:

12/6/1988

Were sewage odors detected when arriving at the site?

Yes No

5. Building Sewer (locate on site plan):

Depth below grade:

2'
feet

Material of construction:

cast iron 40 PVC other (explain):

at tank

Distance from private water supply well or suction line:

>10'
feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

No issues at this time



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma

State

02553

Zip Code

4/22/2021

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

6. Septic Tank (locate on site plan):

Depth below grade:

18"

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain)

1000 gallon tank

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

Yes

No

Dimensions:

8'x5'x4'

Sludge depth:

0" at inlet 3" at outlet

Distance from top of sludge to bottom of outlet tee or baffle

28"

Scum thickness

0"

Distance from top of scum to top of outlet tee or baffle

5"

Distance from bottom of scum to bottom of outlet tee or baffle

17"

How were dimensions determined?

sludge judge and measuring tape

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

See MassDEP for care and maintenance of septic systems. Pumping is recommended every 2 years based on use. No signs of leakage in or out, tees and baffles are in place. Pumping has been done every 2 years. Inlet cover at grade. Outlet cover 18" below grade



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma
State

02553
Zip Code

4/22/2021

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

Date of last pumping:

Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection)(locate on site plan):

Depth below grade:

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Capacity:

gallons

Design Flow:

gallons per day



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma

State

02553

Zip Code

4/22/2021

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

10. Pump Chamber (locate on site plan):

Pumps in working order:

Yes No*

Alarms in working order:

Yes No*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

Four horizontal lines for entering comments.

* If pumps or alarms are not in working order, system is a conditional pass.

11. Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:

SAS located a single leaching pit

Three horizontal lines for explaining why SAS is not located.

Type:

- leaching pits number: 1
- leaching chambers number: _____
- leaching galleries number: _____
- leaching trenches number, length: _____
- leaching fields number, dimensions: _____
- overflow cesspool number: _____
- innovative/alternative system

Type/name of technology: _____



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma
State

02553
Zip Code

4/22/2021
Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

13. Privy (locate on site plan):

Materials of construction:

Dimensions

Depth of solids

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



Commonwealth of Massachusetts
Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

Ma

02553

4/22/2021

City/Town

State

Zip Code

Date of Inspection

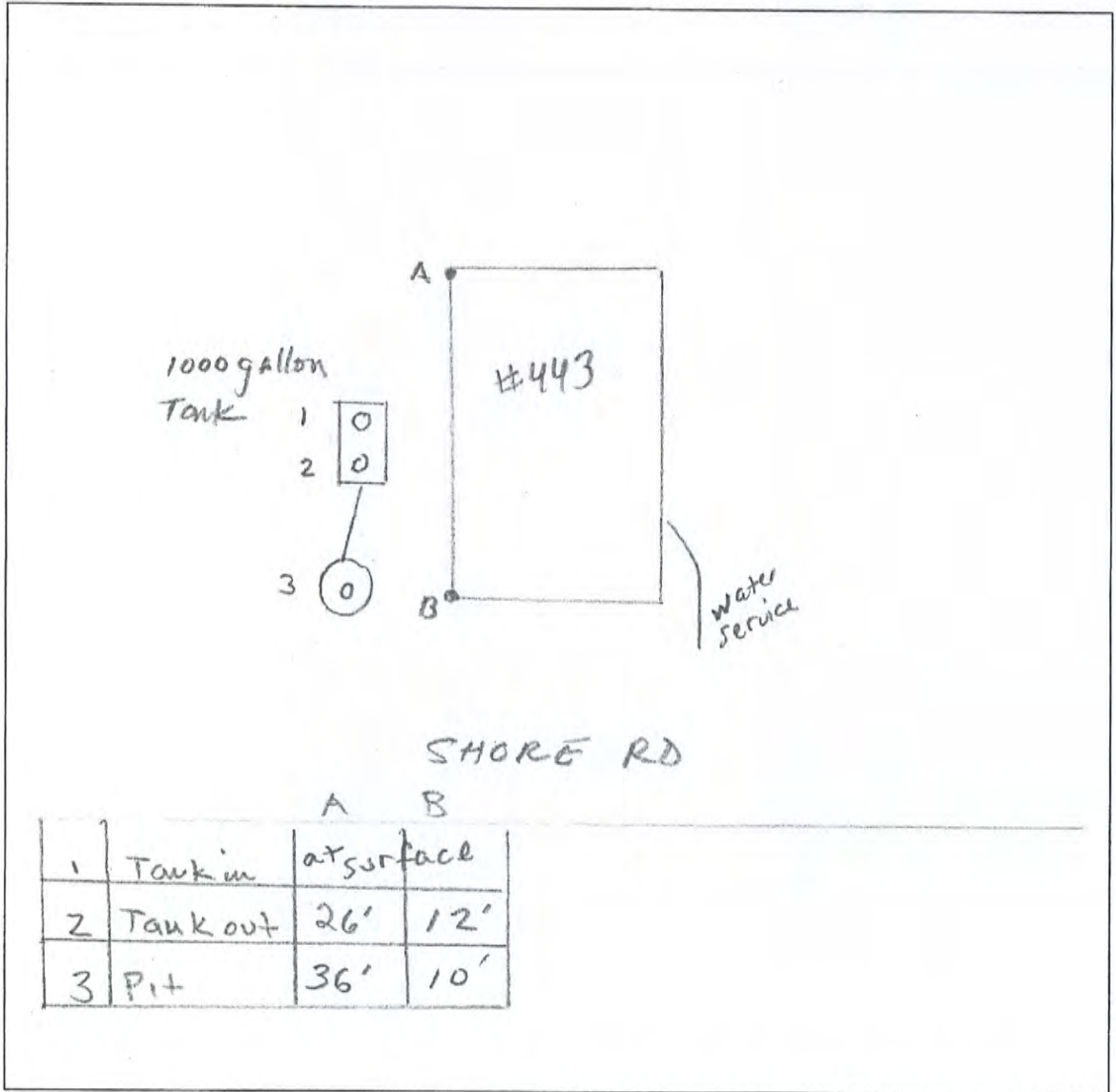
Owner information is required for every page.

D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately



		A	B
1	Tank in	at surface	
2	Tank out	26'	12'
3	Pit	36'	10'



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma

State

02553

Zip Code

4/22/2021

Date of Inspection

D. System Information (cont.)

15. Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water: >12'
feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record
If checked, date of design plan reviewed: 12/14/1988
Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:
BOH plans on record showing 1988 site plan
- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

Site plan with elevations showing 12.7' or appx 5'2" seperation below SAS

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

443 Shore Rd

Property Address

Dwyer

Owner's Name

Bourne/ Monument Beach

City/Town

Ma

State

02553

Zip Code

4/22/2021

Date of Inspection

Owner information is required for every page.

E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

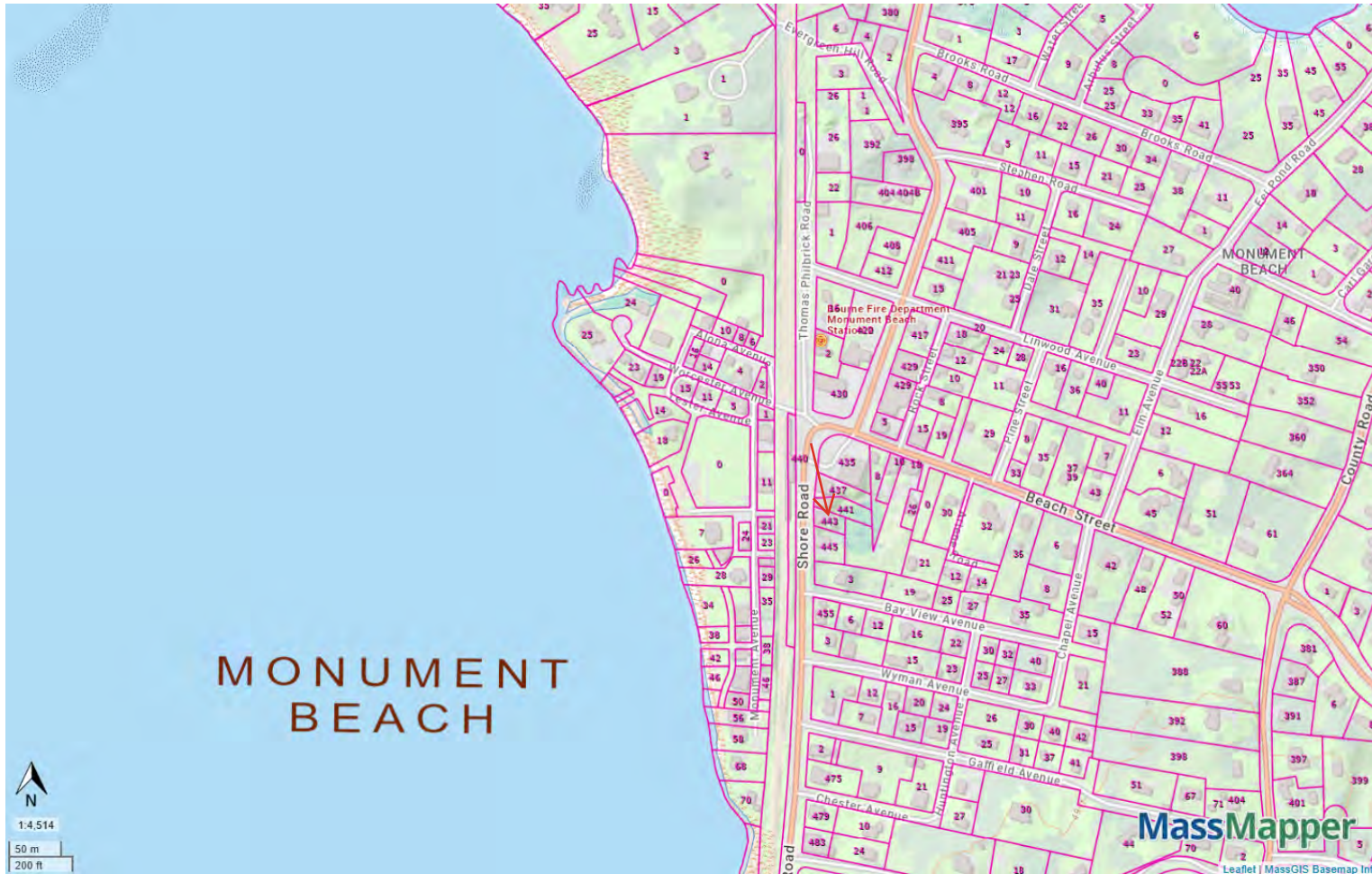
4 (Failure Criteria) and 6 (Checklist) completed

D. System Information:

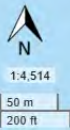
For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included



MONUMENT
BEACH



MassMapper

Leaflet | MassGIS Basemap Info

Aerial

Property Tax Parcels



Zoning Map



Zone C



Zone B



Zone A



Property Tax Parcels



1:2,257

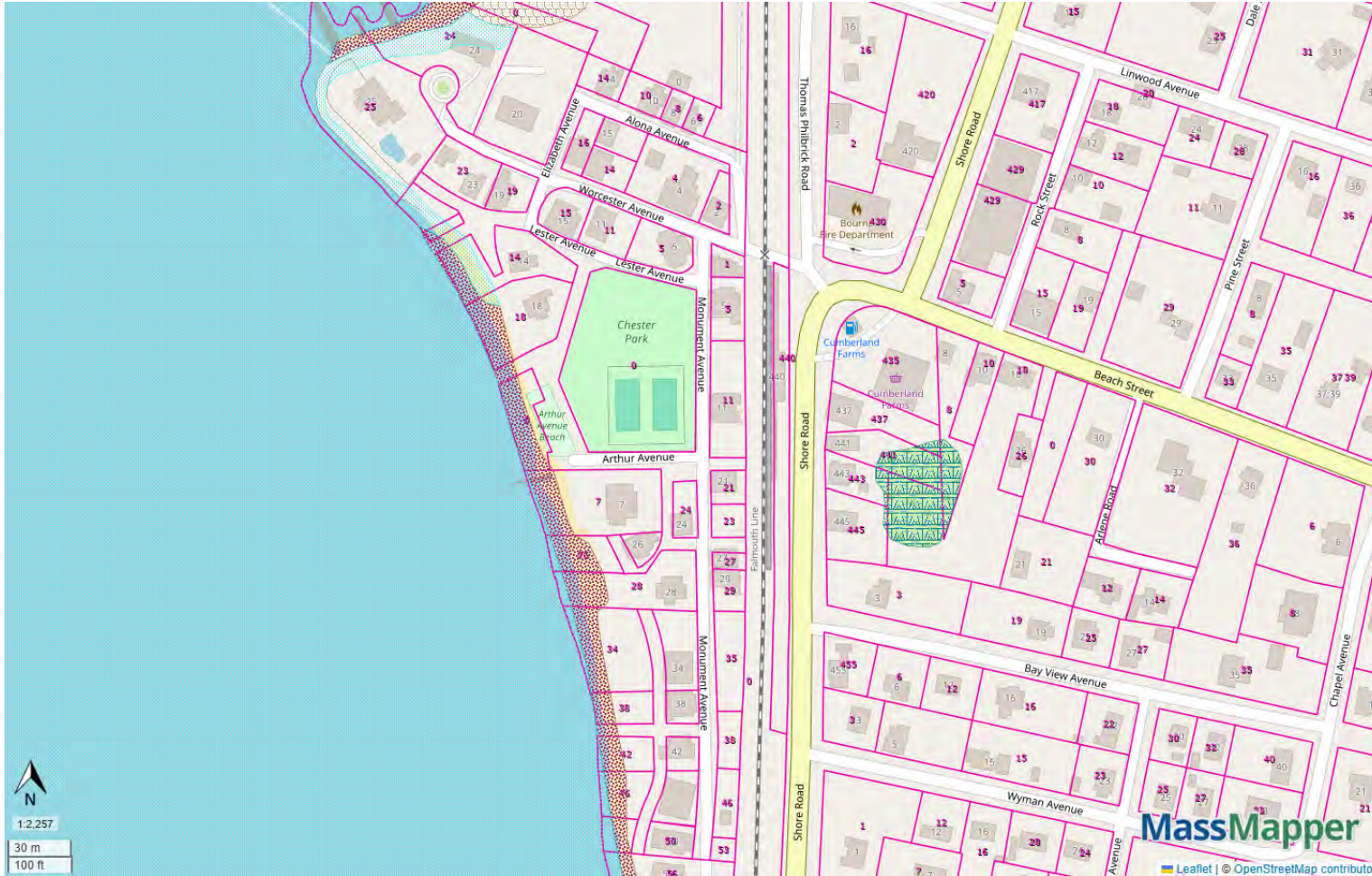
30 m

100 ft

MassMapper

Leaflet | © OpenStreetMap contributors

Wetlands Map



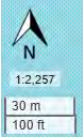
DEP Wetlands Change

- Change detected 2001-2003
- Change detected 2005
- Change detected 2008-2009
- Change detected 2011-2012

DEP Wetlands

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

Property Tax Parcels



MassMapper
Leaflet | © OpenStreetMap contributors

National Flood Hazard Layer FIRMMette



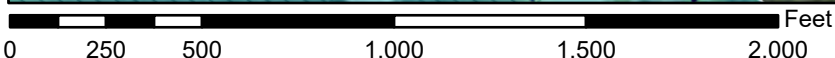
70°37'9"W 41°43'21"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

70°36'32"W 41°42'54"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/13/2026 at 6:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

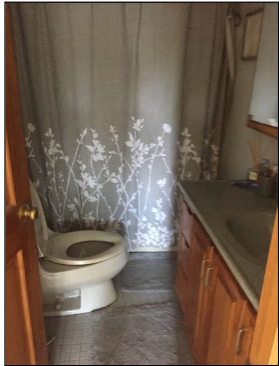
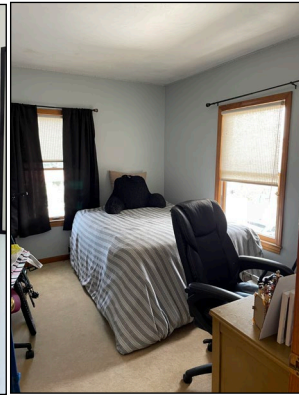
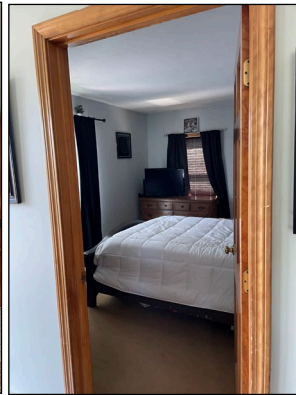
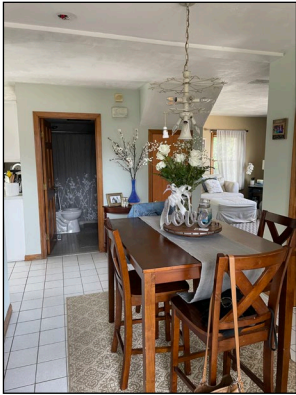
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHOTO GALLERY

443 SHORE RD., BOURNE (MONUMENT BEACH), MA









**RED &
WHITE**

Budweiser
KING OF BEERS

TINY JIM'S *Coca-Cola* **PACKAGE STORE**

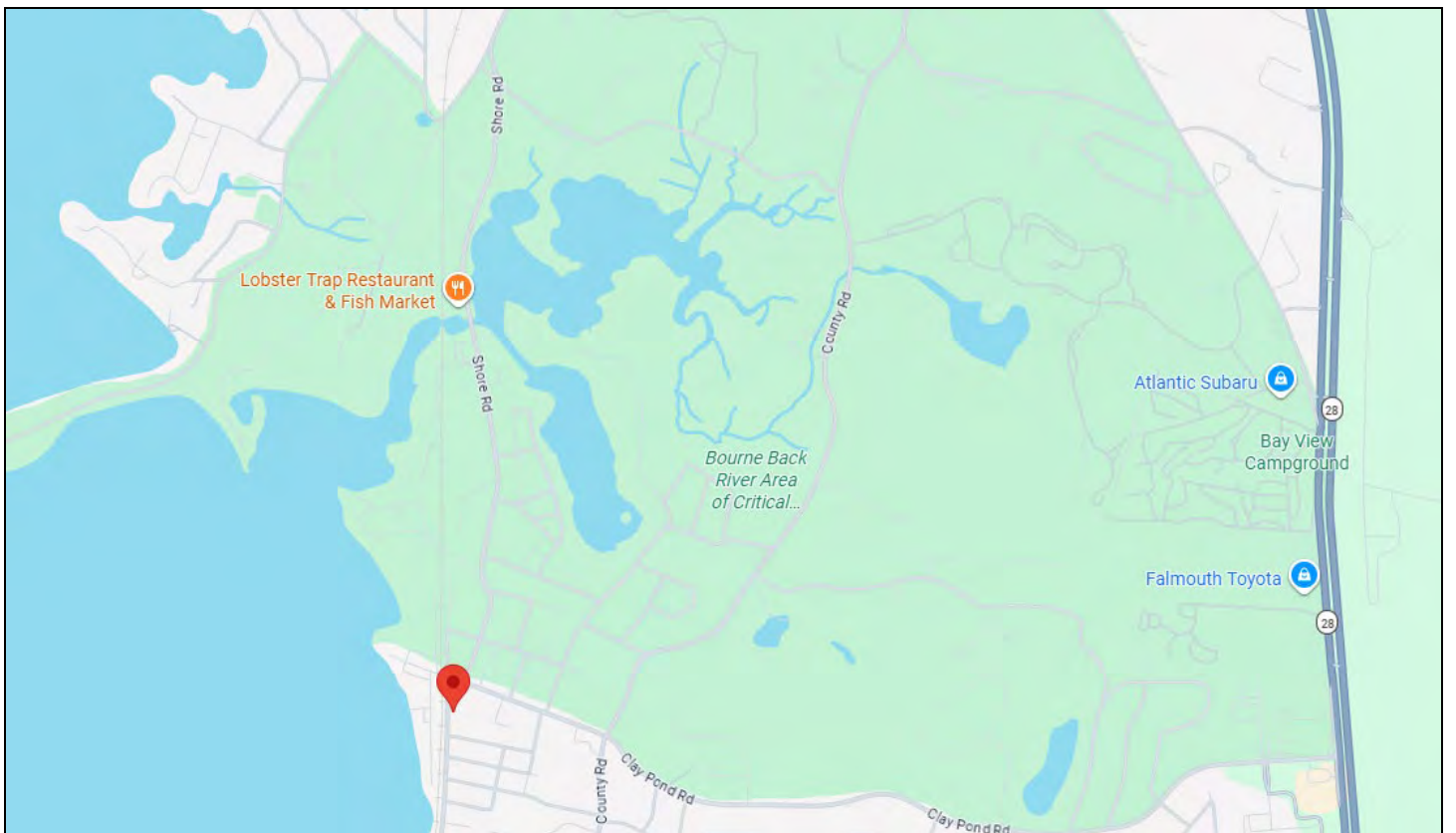
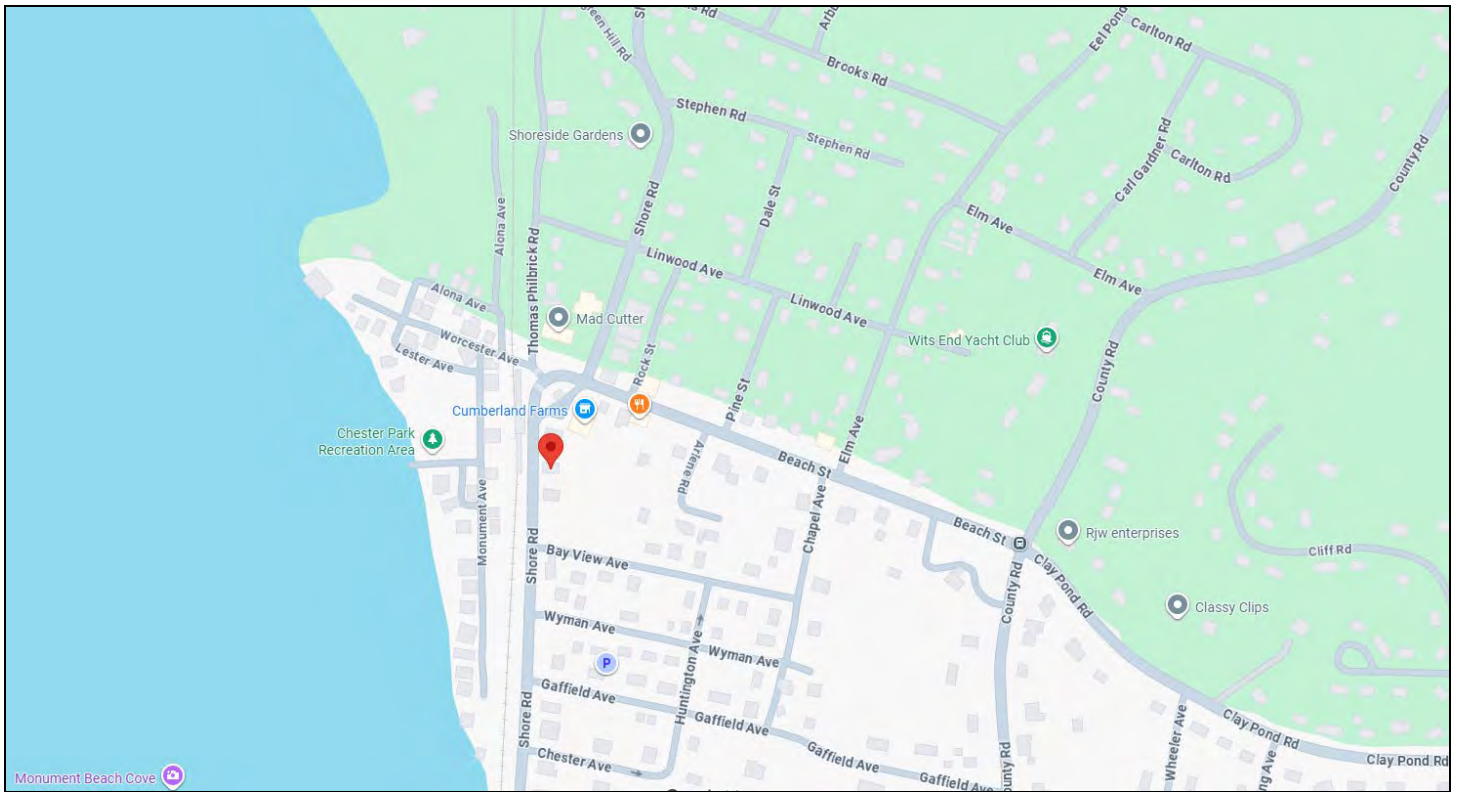
TINY JIM'S PACKAGE STORE

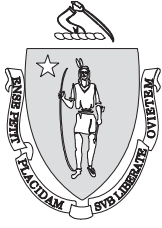
WANT
LIVE
TIT
AND
PRO
AT MY
HOURS
WEEK
DAILY
BOTTLES

Photo By Jimmy Deeb

MAP

443 SHORE RD., BOURNE (MONUMENT BEACH), MA





The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!