

Key: 10243

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.479

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WES CHASEN BENNY LLC 53 JONATHAN BOURNE DR POCASSET, MA 02559				47.1-100-0				110 ELGIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WES CHASEN BENNY LLC				08/19/2022	F	1	35317-225				
LIBIN MICHAEL G &				12/30/2021	U	630,500	34798-218				
CROSSLAND CARRIE M ESQ TR				11/12/2021	F	10	34656-63				

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	%
EXB-22-30	01/17/2022	3	ALT/RENO		11/09/2022	SL	100	100
890188	04/14/1989	3	ALT/RENO	13,000	11/09/2022	SL	100	100
		9	DECK	2,000	12/28/1989	HLD	100	100

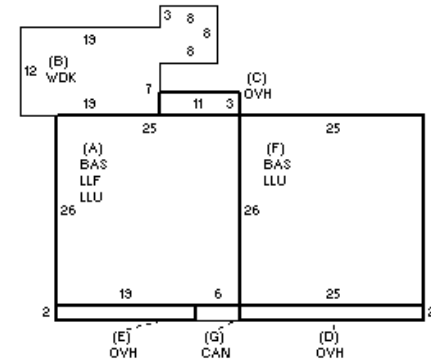
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,800	14	1.00	100	1.00	100	1.00	518,540	1.66	A	1.00	BA-	2.20			409,780

DETACHED

TOTAL	20,822 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E Abuts Handy Point Assoc. tennis courts (Map 47.1 pcl 99)	LAND	409,800	296,700			
Infl1	AVG		BUILDING	316,900	267,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	726,700	564,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/9/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/28/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	411,587
NET AREA	2,071	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,300		32.82	42,671		
\$NLA(RCN)	\$199	OVERALL	1.050	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	650	1974	65.11	42,324		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,300	1974	198.37	257,878		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	292		27.33	7,981		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	OVH	L	OVERHANG	121	1974	191.10	23,124		
				INT. FINISH	2	DRYWALL	1.00	G	CAN	N	CANOPY	12		16.36	196		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		BMG	O	BSMT GARAGE	2		7,521.80	15,044		
				FUEL SOURCE	3	ELECTRIC	1.00		F12	O	FPL 1S 2OP	1		8,885.20	8,885		
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,247.33	13,484		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$316,900
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