Key: 1044

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.053

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENTING KENNETH R TRS BENTING FAMILY 2019 IRREV TRUS 20 OCEAN PINES DR SAGAMORE BEACH, MA 02562	6.0-124-0	20 OCEAN PINES DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENTING KENNETH R TRS	12/18/2020	F		33587-256
BENTING ROBERT W &	11/29/1999	QS	270,070	12688-73
CHAMPION BUILDERS INC	09/08/1999	G	177,000	12526-277

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

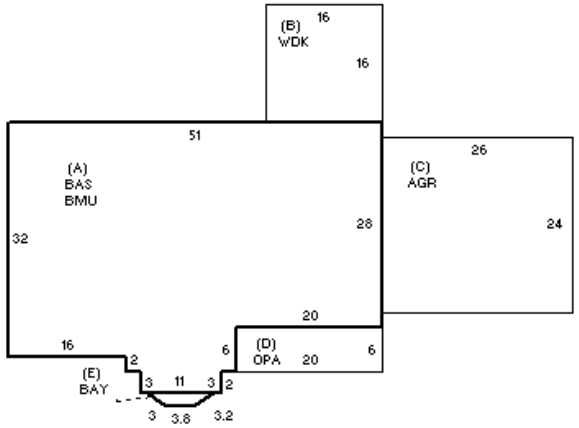
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17349	05/11/2017	3	ALT/RENO	11,500			100	100
141006	11/19/2014	15	INSULATE/WEA	1,200			100	100
990394	07/06/1999	1	NEW CONSTRUC	78,500	11/02/1999	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,964	1 1.00	100 1.00	100 1.00	259,270	1.21	A 1.00	R04 1.10			222,430

TOTAL	30,971 SF	ZONING	1	FRNT	201
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,400	196,900
BUILDING	405,600	362,800
DETACHED	0	0
OTHER	0	0
TOTAL	**628,000**	**559,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 09/08/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/22/2021	NMP
LIST	3/22/2022	EST
REVIEW	3/22/2022	RP

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,626	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,615		32.07	51,801
A	BAS	L	BASE AREA	1,615	1999	195.31	315,426
B	WDK	N	WOOD DECK	256		28.01	7,172
C	AGR	N	ATT GARAGE	624		62.88	39,240
D	OPA	N	OPEN PORCH	120		74.22	8,907
E	BAY	L	BAYWINDOW	11	1999	195.89	2,155
	FIX	O	XTRA FIXTURES	4		2,303.50	9,214
	GFP	O	GAS FIREPLACE	1		6,922.90	6,923

TOTAL RCN	440,837

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$405,600