Key: 2061

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,071

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIROUX ROBERT FRANCIS JR 39 BENNETS NECK DR POCASSET, MA 02559	11.4-114-0	79 CRANBERRY HWY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIROUX ROBERT FRANCIS JR	11/25/2022	QS	339,900	35503-67
BRADFORD SUSAN M	02/15/2001	QS	125,000	13562-14
QUATROMONI KATHLEEN M	07/29/1997	XX		10873-245

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

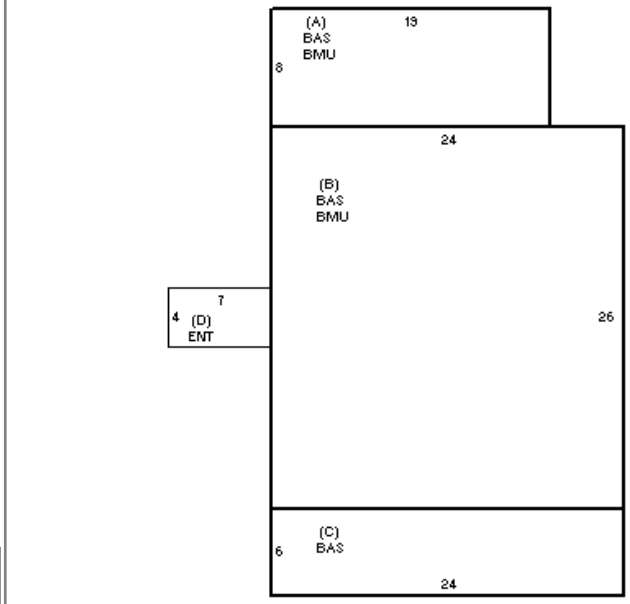
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		12/14/2022	SL	100	100
03145	03/24/2003	3	ALT/RENO		06/04/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	2 1.00	100 1.00	100 1.00	188,560	4.23	A 1.00	R02 0.80			131,940

TOTAL	7,187 SF	ZONING	1	FRNT	60
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	131,900	116,800
BUILDING	174,300	141,100
DETACHED	1,400	1,000
OTHER	0	0
TOTAL	**307,600**	**258,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 18		180	15.95	1,400

PHOTO 12/14/2022

BLDG COMMENTS

BUILDING

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

MEASURE	12/14/2022	SL
LIST	12/14/2022	EST
REVIEW	12/14/2022	SL

YEAR BLT	1926	SIZE ADJ	1.020
NET AREA	920	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	776		47.42	36,799
A	BAS	L	BASE AREA	152	1926	204.29	31,052
+	BAS	L	BASE AREA	768	1926	204.29	156,897
D	ENT	N	ENCLOSED ENTRY	28		87.09	2,439
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	229,381

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$174,300