

Key: 280

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 277

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENOTTI STEPHEN L JR & SUSANNE K BENOTTI 18 WELDON RD BUZZARDS BAY, MA 02532-2354				3.0-155-0				18 WELDON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENOTTI STEPHEN L JR & CUNNINGHAM PHILIP M &				07/01/1996	QS	112,000	10283-87				
				02/14/1992	O	99,950	N/A-N/A				

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-22-362	06/13/2022	15	INSULATE/WEA	1,905				
		12	CYCLICAL		01/18/2018	TL	100	100
910600	11/27/1991	1	NEW CONSTRUC	24,500	07/16/1993	CP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,515 3		1.00	100 1.00	212,130	1.32	A	1.00	R05 0.90		177,130

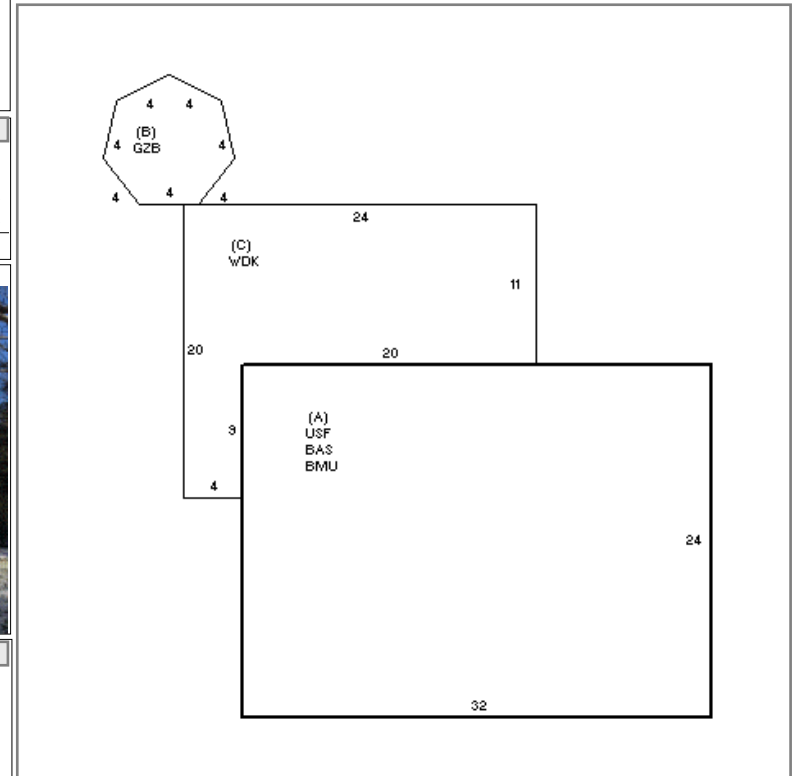
TOTAL	27,530 SF	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE			LAND	177,100	174,200	
Infl1	AVG		BUILDING	260,800	230,800			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
					TOTAL	440,000	407,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	12 X 12		144	16.42	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$205	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		49.28	37,848
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1991	220.84	169,602
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1991	116.41	89,403
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	GZB	N	GAZEBO	58		77.40	4,489
FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	300		27.73	8,319
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,279.85	4,580
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	314,220
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$260,800