Key: 3713

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,765

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENNETT STEPHEN M &	19.4-99-0	16 QUEENS BAY LN
LAURA J BENNETT		
16 QUEENS BAY LANE		
BUZZARDS BAY, MA 02532-5572		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENNETT STEPHEN M &	01/14/1997	QS	92,500	10568-171

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

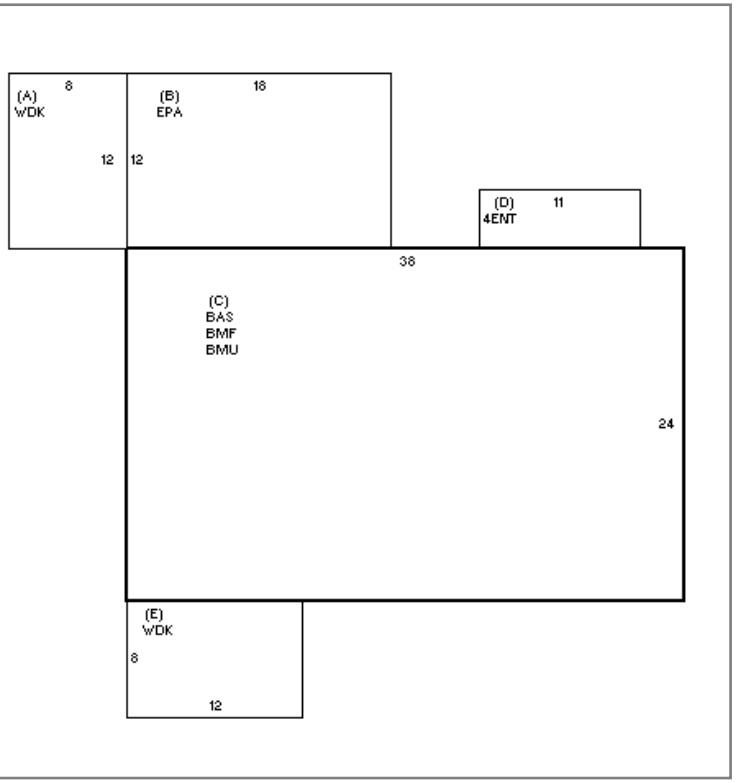
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
161020	11/21/2016	14	SOLAR	12,000			100	100
16020	01/12/2016	15	INSULATE/WEA	3,340			100	100
02515	08/07/2002	4	DETACH.STRUC	1,600	02/25/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,330	4 1.00	100 1.00	100 1.00	235,700	2.80	A 1.00	R03 1.00			171,400

TOTAL	11,326 SF	ZONING	1	FRNT	96
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	171,400	151,700
BUILDING	213,300	188,700
DETACHED	0	0
OTHER	0	0
TOTAL	384,700	340,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 10/11/2022

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	10/11/2022	SL
LIST	10/11/2022	EST
REVIEW	10/11/2022	SL

YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	192		36.04	6,919
B	EPA	N	ENCLOSED PORCH	216		67.20	14,516
C	BMU	N	BSMT UNFINISHED	912		37.57	34,260
C	BMF	N	BSMT FINISH	912		35.76	32,610
C	BAS	L	BASE AREA	912	1958	204.29	186,316
D	ENT	N	ENCLOSED ENTRY	44		87.08	3,831
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	280,646

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	$213,300		