Key: 4740

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,833

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENOIT LUCIA C & DAVID R BENOIT 12 TOWER LANE BUZZARDS BAY, MA 02532	23.3-28-0	12 TOWER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENOIT LUCIA C &	07/30/2020	QS	280,000	33119-23
CORAS GREGORY & EUGENIA C	01/12/1990	XX		7022-151

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-21-865	11/30/2021	6	FENCE	12,308			100	100
18379	05/07/2018	3	ALT/RENO	1,000			100	100
	04/11/2018	3	ALT/RENO	4,000	06/07/2018	TL	100	100
15497	06/25/2015	3	ALT/RENO	8,500	04/11/2018	TL	100	100
10315	06/07/2010	3	ALT/RENO	10,000	04/11/2018	TL	100	100

LAND

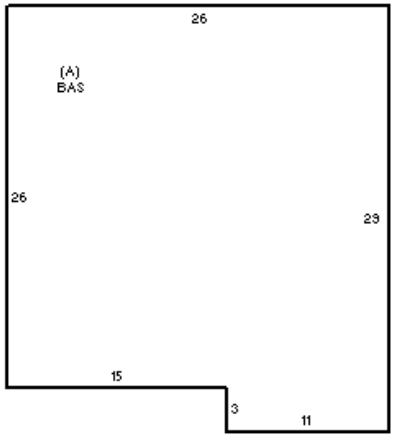
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,200	5 1.00	100 1.00	100 1.00	259,270	3.75	A 1.00	R07 1.10			183,140

TOTAL	8,189 SF	ZONING	1	FRNT	0

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	183,100	184,200
BUILDING	153,600	136,000
DETACHED	2,600	2,400
OTHER	0	0
TOTAL	**339,300**	**322,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	12 X 12		144	19.71	2,600

PHOTO 04/11/2018

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	4/11/2018	TL
LIST	5/20/2021	EST
REVIEW	5/20/2021	RP

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	709	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	3	FOUN. WALL	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	709	1950	208.29	147,680
	CPC	O	CAPE CELLAR	1		3,813.00	3,813
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	153,644

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$153,600