

Key: 5367

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.511

LEGALS

LAND

DETACHED

BUILDING

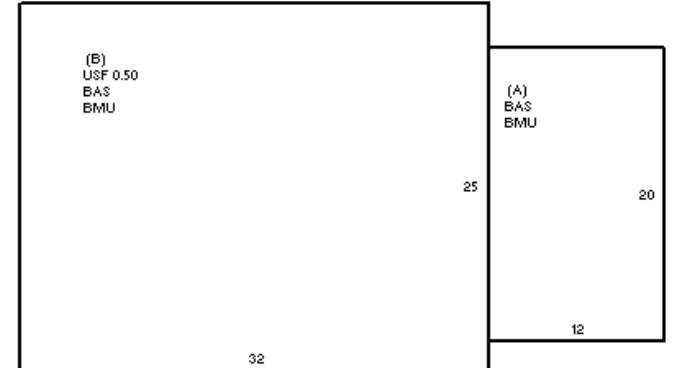
CURRENT OWNER				PARCEL ID				LOCATION			
MARVEL GERTRUDE M TRUSTEE OF THE BENEDICT ROAD TRUST 94 BRIAR LANE WESTWOOD, MA 02090-3409				26.1-150-0				2 BENEDICT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARVEL GERTRUDE M TRUSTEE				11/14/1995	XX		9929-21				

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	%
960316	07/15/1996	3	ALT/RENO	600	04/30/1997	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,582 7	1.00	100	1.00	100	1.00	424,260	4.03	A	1.00	BGD	1.80	297,940

TOTAL	7,579 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	297,900	263,700			
Infl1	AVG		BUILDING	260,700	230,700			
N_Index	AVG		DETACHED	7,600	10,900			
			OTHER	0	0			
			TOTAL	566,200	505,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00 50 0.50	16 X 32		512	29.72	7,600



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2008	TL
MODEL	1		RESIDENTIAL	LIST	5/14/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/14/2008	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,440	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,040		41.45	43,111
+	BAS	L	BASE AREA	1,040	1950	218.23	226,956
B	USF	L	UPPER STORY FIN	400	1950	125.09	50,034
	BMG	O	BSMT GARAGE	1		8,103.10	8,103
	F21	O	FPL 2S 1OP	1		10,014.10	10,014
	FIX	O	XTRA FIXTURES	2		2,420.80	4,842

TOTAL RCN	343,060	
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	\$260,700	