Key: 5390

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,537

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRIETO MIGUEL A ETUX ILSE B PRIETO 5 BENEDICT RD BOURNE, MA 02562	26.1-175-0	5 BENEDICT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRIETO MIGUEL A ETUX	01/06/2016	QS	562,000	29378-247
GORHAM EDWARD H SR & PATR	10/26/2009	QS	700,000	24117-71
MURPHY KAREN	12/08/2005	QS	600,000	20549-196

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	%
11100	03/18/2011	15	INSULATE/WEA	4,153	07/25/2011		100	100
10564	09/21/2010	3	ALT/RENO	7,680	01/28/2011		100	100
08367	07/14/2008	3	ALT/RENO	7,400	01/28/2011		100	100
200284	05/15/2000	3	ALT/RENO	10,000	05/25/2001	TL	100	100
200120	03/14/2000	9	DECK	12,000	05/25/2001	TL	100	100

LAND

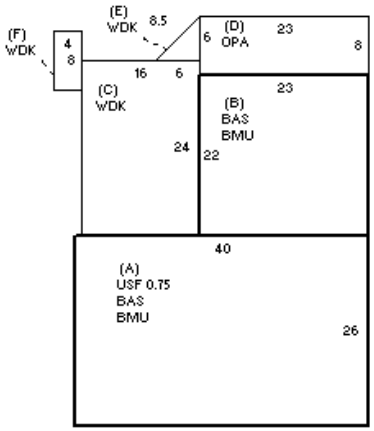
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	7 1.00	100 1.00	100 1.00	518,540	2.66	A 1.00	BVG 2.20			379,410

TOTAL	11,979 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE: across from beach row

ASSESSED	CURRENT	PREVIOUS
LAND	379,400	335,800
BUILDING	536,500	474,800
DETACHED	0	0
OTHER	0	0
TOTAL	**915,900**	**810,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/06/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/6/2017	BC
LIST	1/6/2017	BC
REVIEW	1/6/2017	BC

YEAR BLT	1972	SIZE ADJ	1.005
NET AREA	2,326	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	30	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,546		38.43	59,414
+	BAS	L	BASE AREA	1,546	1972	220.69	341,191
A	USF	L	UPPER STORY FIN	780	1972	130.80	102,028
+	WDK	N	WOOD DECK	434		25.70	11,152
D	OPA	N	OPEN PORCH	184		78.63	14,467
	BMF	N	BSMT FINISH	247		70.29	17,362
	BMG	O	BSMT GARAGE	2		8,574.90	17,150
	F11	O	FPL 1S 1OP	1		9,645.50	9,646
	FIX	O	XTRA FIXTURES	10		2,561.88	25,619
	MST	O	MAS/METAL STACK	1		4,801.10	4,801

TOTAL RCN	602,828

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

EFF.YR/AGE	2008 / 14		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89
RCNLD			$536,500