

Key: 5393

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.540

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
COEN DONALD M & DEBORAH J MARVEL 368 MAIN ST MEDFIELD, MA 02052-2011		26.1-178-0	19 BENEDICT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		04/20/2001	QS	240,000	13746-171
		04/24/2000	QS	195,000	12963-342
		10/12/1990	QS	145,000	7333+-207+


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 %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,700	7	1.00	100	1.00	100	1.00	424,260	2.94	A	1.00	BGD	1.80			306,740

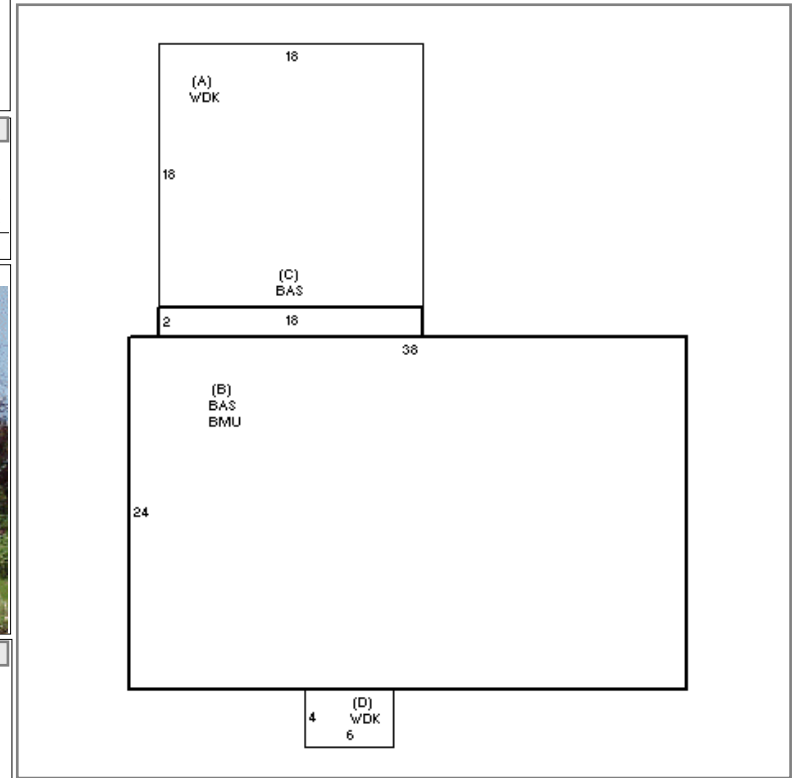
TOTAL	10,716 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE SLIGHT WATER VIEW				LAND	306,700	271,500
Infl1	AVG		BUILDING	179,600	158,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	486,300	430,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/02/2001
									

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2001	EB
MODEL	1		RESIDENTIAL	LIST	8/2/2001	EB
STYLE	1	0.95	RANCH [100%]	REVIEW	8/2/2001	EB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1954	SIZE ADJ	1.020
NET AREA	948	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	0.970
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	0	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	3	ALUMINUM	1.00
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
+	WDK	N	WOOD DECK	348		21.13	7,354
B	BMU	N	BSMT UNFINISHED	912		36.08	32,904
+	BAS	L	BASE AREA	948	1954	196.20	186,000
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN	236,298
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	\$179,600