

Key: 5557

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.698

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOWIE MARK W 41 BENEDICT RD Bourne, MA 02532				26.3-3-0				41 BENEDICT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOWIE MARK W				04/30/2015	QS	800,000	28834-215				
DELAPP JOAN TYLER				05/08/1998	QS	330,000	11416-220				

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-21-642	09/15/2021	3	ALT/RENO	4,000			100 100
EXB-20-180	08/11/2020	6	FENCE	500			100 100
19386	05/07/2019	4	DETACH.STRUC	200			100 100
18587	07/19/2018	3	ALT/RENO	700	01/18/2019	TL	100 100
18515	06/14/2018	14	SOLAR	6,000			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,587	7	1.00	100	1.00	1.00	1.00	1,225,640	4.60	A	1.00	BSP	5.20			852,590

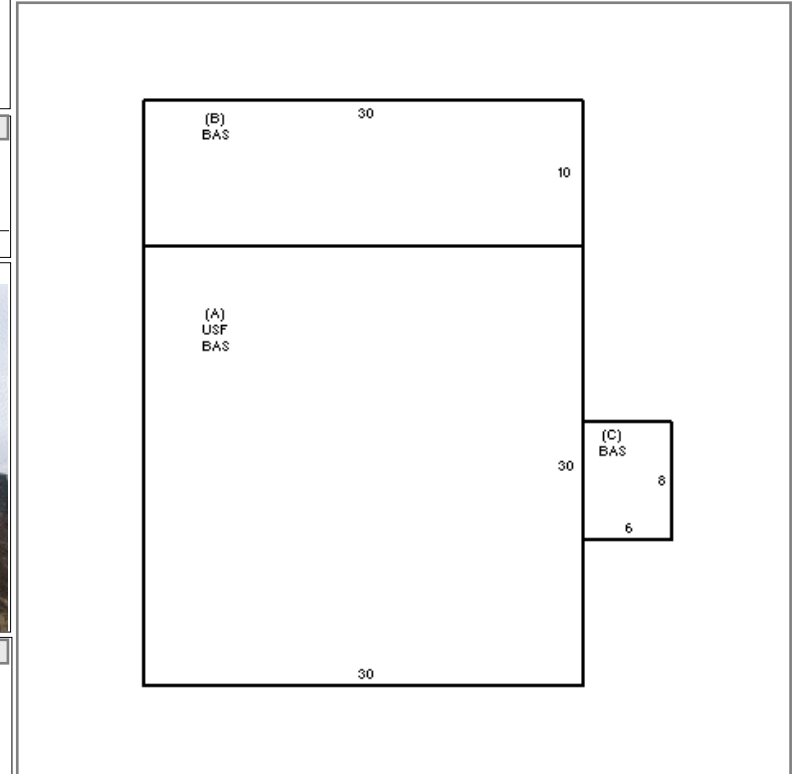
TOTAL	6,587 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E jetty w/float platform; Chapter 91 License Permanent Structure. Stone jetty	LAND	852,600	754,600			
Infl1	AVG		BUILDING	321,000	284,100			
N_Index	AVG		DETACHED	43,700	41,600			
			OTHER	0	0			
			TOTAL	1,217,300	1,080,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 18X24		432	38.49	15,000
FLD	A	1.00	10 0.90 8X16		128	60.40	7,000
PPD	A	1.00	50 0.50 6X40		240	181.20	21,700



BUILDING	CD	ADJ	DESC	MEASURE	1/18/2019	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/2/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,148	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,248	1924	212.25	264,892
\$NLA(RCN)	\$182	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	900	1924	121.55	109,395
				ROOF SHAPE	1	GABLE	1.00		F21	O	FPL 2S 1OP	1		9,946.40	9,946
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	3		2,404.63	7,214
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	391,447
STORIES	2	1.00	CONDITION ELEM	CD
ROOMS	7	1.00	EXTERIOR	A
BEDROOMS	4	1.00	INTERIOR	G
BATHROOMS	1	1.00	KITCHEN	G
FIXTURES	8	1.00	BATHS	G
GARAGE CAPACITY	2	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	A
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$321,000