Key: 5565

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,706

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE JENNIFER C ETUX GREGORY A WHITE 11 LANCASHIRE DR MANSFIELD, MA 02048	26.3-12-0	28 BENEDICT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE JENNIFER C ETUX	07/28/2009	O	460,000	23923-132
BERGEN DONNA R EXECUTOR	02/25/2008	F		22693-273
PETERSON JANICE R	04/04/1986	XX		5001-284

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	%
		12	CYCLICAL		02/05/2018	DB	100	100
09555	11/03/2009	9	DECK	33,000	01/31/2011	TL	100	100

LAND

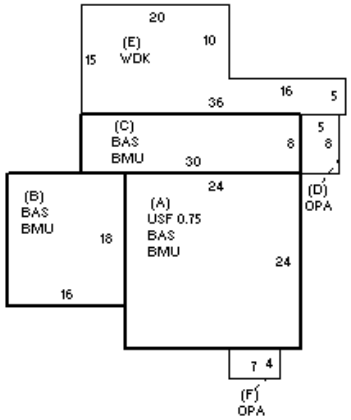
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	7 1.00	100 1.00	100 1.00	707,100	4.59	A 1.00	BEX 3.00			491,940

TOTAL	6,621 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE: per google maps shows a structure in water;per DNR permanent structure=dock

ASSESSED	CURRENT	PREVIOUS
LAND	491,900	435,400
BUILDING	344,000	304,400
DETACHED	13,000	12,400
OTHER	0	0
TOTAL	**848,900**	**752,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	A 1.00	10 0.90	4X20		80	181.20	13,000

PHOTO 03/02/2011

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	6/13/2013	TL
LIST	6/13/2013	EST
REVIEW	3/8/2017	DB

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	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	1	PLASTER	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	1,104		43.31	47,816
+	BAS	L	BASE AREA	1,104	1930	228.01	251,722
A	USF	L	UPPER STORY FIN	432	1930	130.69	56,459
+	OPA	N	OPEN PORCH	68		91.02	6,189
E	WDK	N	WOOD DECK	380		25.37	9,641
	F21	O	FPL 2S 1OP	1		10,463.00	10,463
	FIX	O	XTRA FIXTURES	7		2,529.41	17,706

TOTAL RCN	399,996

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$344,000