

Key: 7027

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.171

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENEDETTO JAMES EDWARD & DEBORAH J BENEDETTO 14 WESTERLY DRIVE BOURNE, MA 02532				31.4-72-0				14 WESTERLY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENEDETTO JAMES EDWARD & BALDWIN DONALD A ETUX				08/20/2018	QS	379,900	31475-312				
HALICKI RONALD A &				06/29/2007	QS	389,900	22153-247				
				07/23/1999	QS	171,000	12429-157				

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 %
19981	10/21/2019	3	ALT/RENO	10,000			100 100
18298	04/18/2018	3	ALT/RENO	8,130			100 100
14654	08/07/2014	3	ALT/RENO	6,875			100 100
200015	01/11/2000	10	WOODSTOVE				100 100
980051	02/11/1998	4	DETACH.STRUC	1,250	01/21/1999	JS	100 100

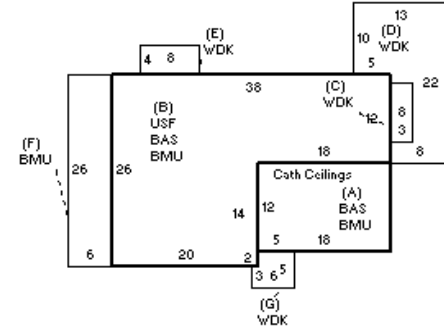
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	9	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00	216,390
300	A	0.088	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00	1,430

TOTAL	1.006 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	217,800	192,800	
Infl1	AVG		BUILDING	300,100	265,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	517,900	458,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/28/2020	RP
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,688	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	2	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	4	VINYL	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,108		38.30	42,439
A	BAS	L	BASE AREA	216	1982	208.30	44,993
B	BAS	L	BASE AREA	736	1982	208.30	153,308
B	USF	L	UPPER STORY FIN	736	1982	114.21	84,061
+	WDK	N	WOOD DECK	310		22.44	6,956
	BMG	O	BSMT GARAGE	2		7,487.25	14,975
	FIX	O	XTRA FIXTURES	1		2,237.40	2,237

TOTAL RCN	348,969
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$300,100