Key: 7874

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,036

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLA DANIEL C & GAIL H WILLA P O BOX 3684 POCASSET, MA 02559-3684	38.2-2-0	3 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLA DANIEL C &	08/25/1992	QS	157,500	(127610)

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	%
16643	07/28/2016	15	INSULATE/WEA	2,317	08/30/2016		100	100
03770	10/27/2003	2	ADDITIONS		10/03/2006	MJ	100	100
990716	11/18/1999	2	ADDITIONS	23,000	10/03/2000	TL	100	100
940594	12/05/1994	2	ADDITIONS	6,400	07/18/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,330	11 1.00	100 1.00	100 1.00	271,055	1.46	A 1.00	R07 1.15			220,570

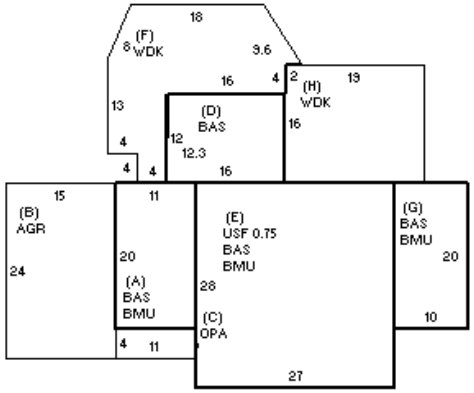
TOTAL	24,350 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	220,600	186,700
BUILDING	366,600	324,400
DETACHED	37,000	35,300
OTHER	0	0
TOTAL	**624,200**	**546,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	10 0.90	24 X 32	1999	768	53.52	37,000

PHOTO 09/08/2021



BLDG COMMENTS

BUILDING

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

MEASURE	9/8/2021	RP
LIST	9/8/2021	EST
REVIEW	9/8/2021	RP

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,935	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,176		40.14	47,210
B	AGR	N	ATT GARAGE	360		76.84	27,662
C	OPA	N	OPEN PORCH	44		89.70	3,947
+	BAS	L	BASE AREA	1,368	1984	206.95	283,106
E	USF	L	UPPER STORY FIN	567	1984	121.14	68,684
+	WDK	N	WOOD DECK	666		23.52	15,661
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	6		2,344.55	14,067

TOTAL RCN	470,036
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$366,600