Key: 7881

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,043

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OWIRKA FREDERICK R PO BOX 45 POCASSET, MA 02559-0045	38.2-10-0	60 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OWIRKA FREDERICK R	07/21/1992	XX		459-0109

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-20-54	06/17/2020	3	ALT/RENO	2,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	271,055	1.00	A	1.00	R07	1.15			248,850
300	A	0.009	11	1.00	100	1.00	100	1.00	18,745	1.00	A	1.00	R07	1.15			170

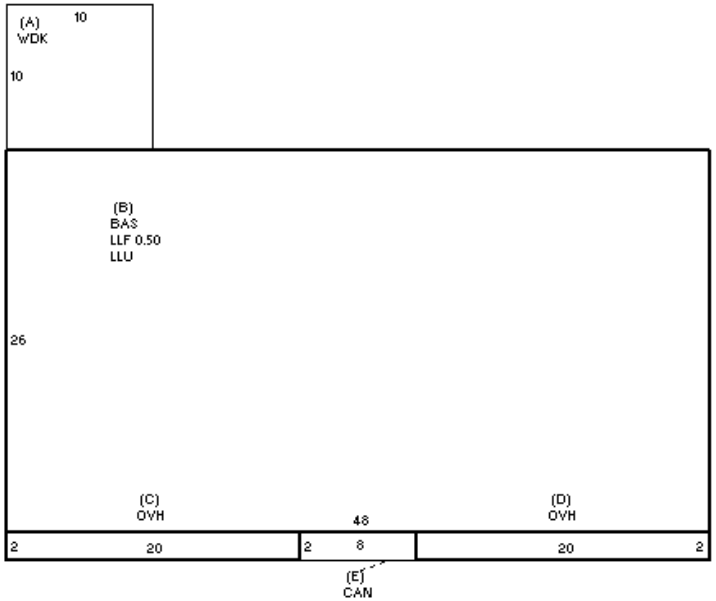
TOTAL	40,380 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	249,000	210,800
BUILDING	267,900	237,200
DETACHED	0	0
OTHER	0	0
TOTAL	**516,900**	**448,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/29/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/29/2023	SL
LIST	8/29/2023	SL
REVIEW	8/29/2023	SL

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,952	DETAIL ADJ	1.000
$NLA(RCN)	$193	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	100		46.22	4,622
B	LLU	N	LOWER LEVEL UNF	1,248		32.67	40,776
B	LLF	L	LOWER LEVEL FIN	624	1974	64.82	40,445
B	BAS	L	BASE AREA	1,248	1974	197.46	246,425
+	OVH	L	OVERHANG	80	1974	190.23	15,218
E	CAN	N	CANOPY	16		16.21	259
	BMG	O	BSMT GARAGE	1		7,487.30	7,487
	F12	O	FPL 1S 2OP	2		8,843.85	17,688
	FIX	O	XTRA FIXTURES	2		2,236.85	4,474

TOTAL RCN	377,393
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1990 / 32
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	$267,900