Key: 7883

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,045

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KINDER MARY A 58 BENNETS NECK RD POCASSET, MA 02559	38.2-12-0	58 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KINDER MARY A	06/10/2016	F	1	(53507)
KINDER CHARLES R &	01/10/1972	X		(53507)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

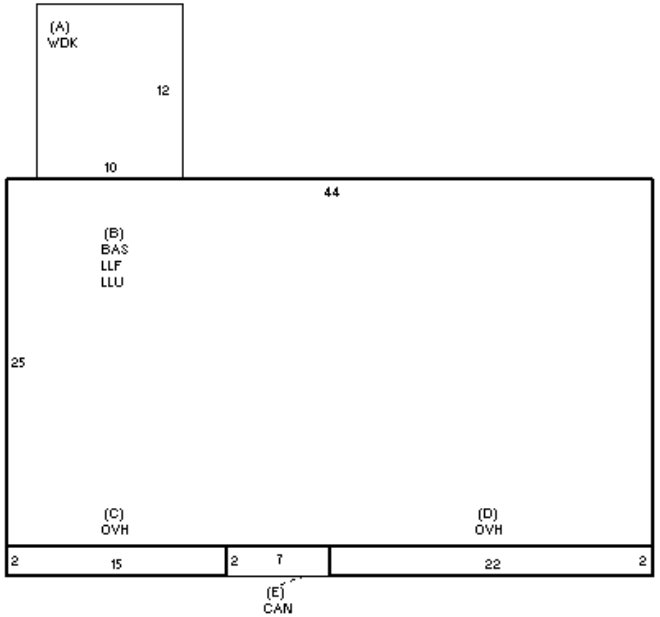
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,080	11 1.00	100 1.00	100 1.00	271,055	2.46	A 1.00	R07 1.15			200,270

TOTAL	13,068 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,300	169,500
BUILDING	262,800	238,300
DETACHED	0	0
OTHER	0	0
TOTAL	**463,100**	**407,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 08/23/2023

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	8/23/2023	SL
LIST	8/23/2023	EST
REVIEW	8/23/2023	SL

YEAR BLT	1973	SIZE ADJ	1.005
NET AREA	2,274	DETAIL ADJ	1.000
$NLA(RCN)	$150	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		39.71	4,766
B	LLU	N	LOWER LEVEL UNF	1,100		32.20	35,419
B	LLF	L	LOWER LEVEL FIN	1,100	1973	54.80	60,279
B	BAS	L	BASE AREA	1,100	1973	192.93	212,219
+	OVH	L	OVERHANG	74	1973	182.00	13,468
E	CAN	N	CANOPY	14		15.51	217
	F12	O	FPL 1S 2OP	1		8,462.10	8,462
	FIX	O	XTRA FIXTURES	3		2,140.30	6,421

TOTAL RCN	341,251

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$262,800