

Key: 7884

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.046

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DAVIS CLARA H TR CLARA H DAVIS REV TRUST				38.2-13-0				56 BENNETS NECK DR				
56 BENNETS NECK DR POCASSET, MA 02559-1903				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DAVIS CLARA H TR CLARA H				10/23/2009	F		1 (189846)	
				DAVIS CLARA H TR OF				10/18/2001	F		(163134)	
				DAVIS CLARA H				05/17/1999	X		(128569)	

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	%
20240	03/19/2020	15	INSULATE/WEA	2,000			100	100

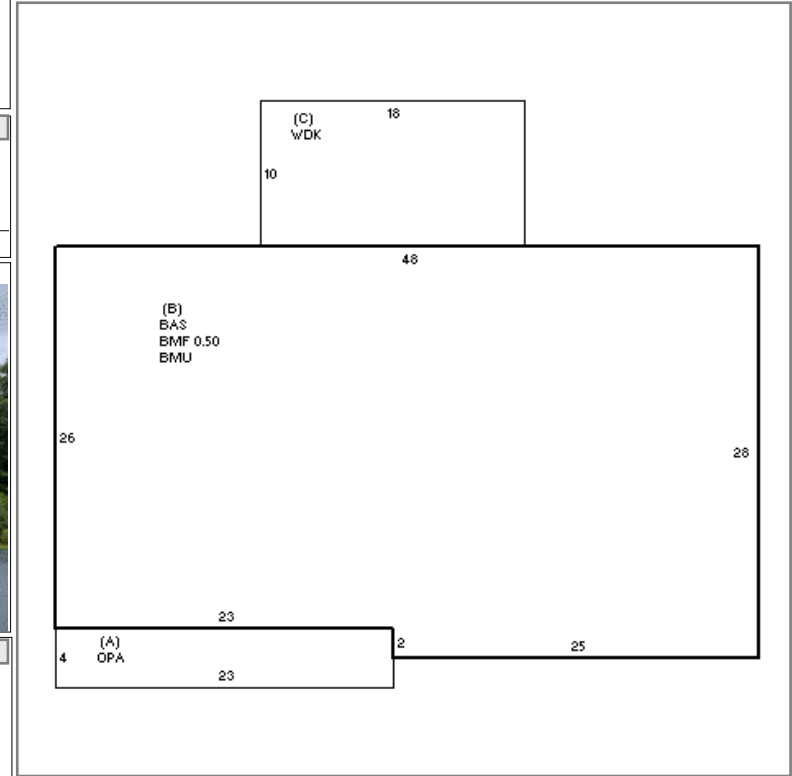
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,770	11	1.00	100	1.00	100	1.00	271,055	2.51	A	1.00	R07	1.15			199,710

TOTAL	12,763 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,700	169,100			
Infl1	AVG		BUILDING	268,200	237,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		467,900	406,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 8X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2023	RP
MODEL	1		RESIDENTIAL	LIST	8/16/2023	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,298	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	92		72.22	6,644
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,298		32.10	41,668
ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	649		44.03	28,574
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,298	1972	188.89	245,183
FLOOR COVER	13	HARDWOOD-W/W	1.00	C	WDK	N	WOOD DECK	180		35.15	6,327
INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE		1		7,162.60	7,163
HEATING/COOLING	2	HOT WATER	1.02	F12	O	FPL 1S 2OP		1		8,460.80	8,461
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		2		2,139.85	4,280
USE	0		1.00								

TOTAL RCN	348,299
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	\$268,200