

Key: 7887

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.049

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUNN ALLAN E & LINDA TRS LINDA R & ALLAN E DUNN TRUST 50 BENNETS NECK DRIVE POCASSET, MA 02559				38.2-16-0				50 BENNETS NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DUNN ALLAN E & LINDA TRS				11/09/2017	F	1 (214632)					
DUNN ALLAN E & LINDA R				08/27/2004	QS	315,000 (174211)					
CURLEY HEATHER N				08/27/2004	N	1 (134447)					

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-22-572	09/02/2022	3	ALT/RENO	38,749	03/22/2023	SL	100	100
181004	11/01/1518	3	ALT/RENO	7,200	06/04/2019	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	13,320	11	1.00	100	1.00	100	1.00	271,055	2.42	A	1.00	R07	1.15				200,710

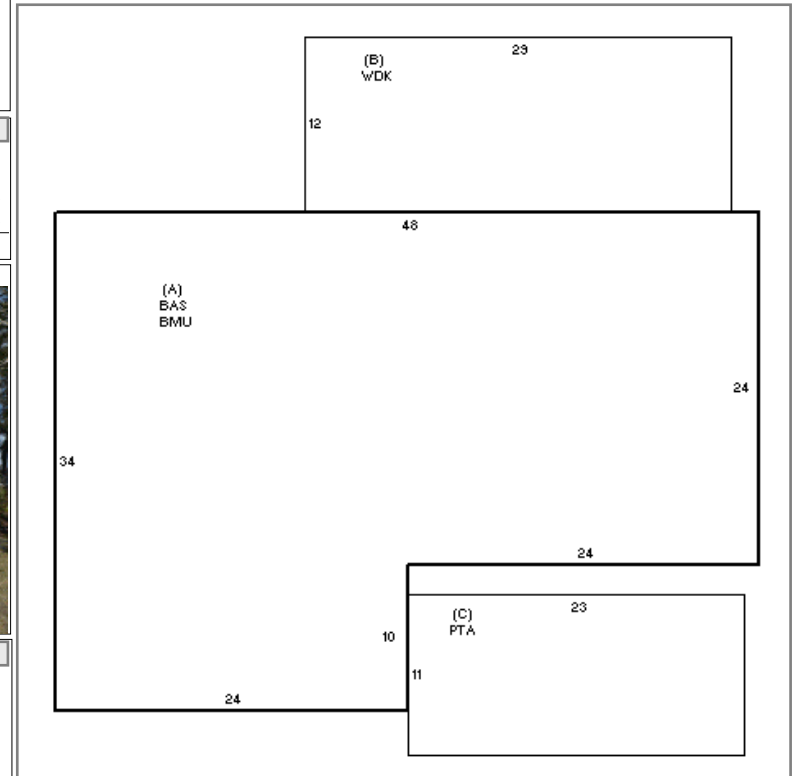
TOTAL	13,329 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	200,700	169,900			
Infl1	AVG		BUILDING	274,600	234,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	475,300	404,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6 X 8			0.00	
OSH	A	1.00	50 0.50 6 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/4/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/22/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,392	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,392		33.72	46,943
A	BAS	L	BASE AREA	1,392	1971	198.43	276,220
B	WDK	N	WOOD DECK	348		22.55	7,846
C	PTA	N	PATIO	253		14.35	3,631
	F11	O	FPL 1S 10P	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	4		2,247.90	8,992

TOTAL RCN	352,095
CONDITION ELEM	CD
EXTERIOR	G
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	\$274,600