Key: 7888

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,050

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VOORHIS ANDREW A & HANNAH B PHILLIPS 48 BENNETS NECK DR POCASSET, MA 02559	38.2-17-0	48 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VOORHIS ANDREW A &	03/11/2013	F	100	(199811)
VOORHIS ANDREW A	02/07/2013	QS	275,000	(199602)
FENTON ALEXANDER C (EXEC)	02/07/2013	F		(172465)

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	%
10093	03/23/2010	3	ALT/RENO	4,500	06/30/2010		100	100
960144	04/23/1996	3	ALT/RENO	2,300	09/24/1997	PAM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,130	11 1.00	100 1.00	100 1.00	271,055	1.38	A 1.00	R07 1.15			223,810

TOTAL	26,136 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

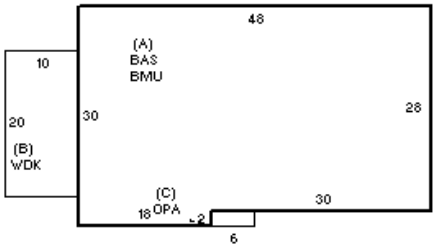
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	223,800	189,500
BUILDING	277,600	245,700
DETACHED	0	0
OTHER	0	0
TOTAL	**501,400**	**435,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/25/2014	TL
LIST	3/25/2014	TL
REVIEW	3/25/2014	TL

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,380	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,380		33.07	45,642
A	BAS	L	BASE AREA	1,380	1973	194.62	268,572
B	WDK	N	WOOD DECK	200		36.21	7,242
C	OPA	N	OPEN PORCH	12		98.44	1,181
	BMG	O	BSMT GARAGE	1		7,379.60	7,380
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409

TOTAL RCN 342,728

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

EFF.YR/AGE 2000 / 22

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $277,600