Key: 7898

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,060

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALDEIRA LIONEL & SHARON TRS OF CALDEIRA FAMILY TRUST 40 BENNETTS NECK DR POCASSET, MA 02559	38.2-27-0	40 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALDEIRA LIONEL & SHARON	11/16/2006	F	10	(181600)
CALDEIRA LIONEL &	11/03/1995	QS	128,000	(138860)

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-20-1	05/19/2020	3	ALT/RENO	7,605			100	100
14561	07/16/2014	3	ALT/RENO	7,000	04/27/2018		100	100
14289	04/24/2014	10	WOODSTOVE	3,200	08/11/2014		100	100
13565	08/27/2013	3	ALT/RENO	4,453	08/11/2014		100	100
08078	03/03/2008	4	DETACH.STRUC	625	04/07/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,200	11 1.00	100 1.00	100 1.00	271,055	1.63	A 1.00	R07 1.15			214,920

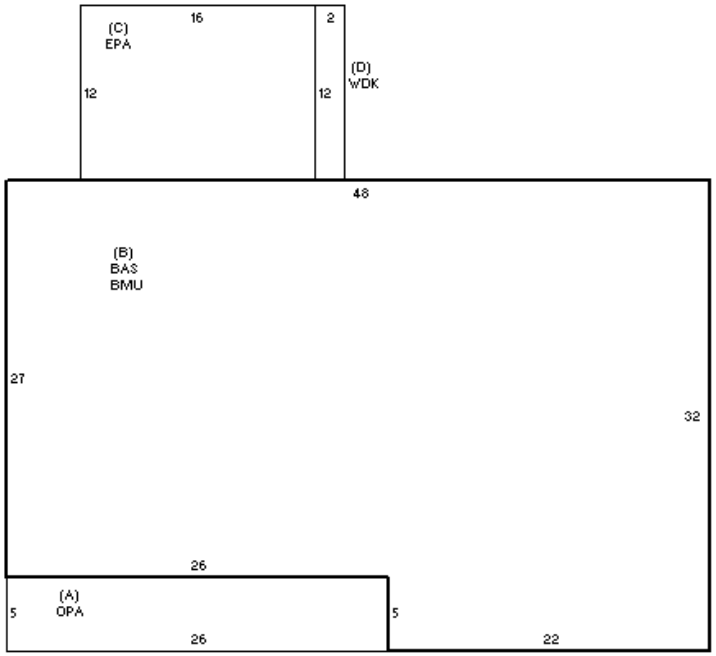
TOTAL	21,214 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	214,900	181,900
BUILDING	287,100	254,100
DETACHED	0	0
OTHER	0	0
TOTAL	**502,000**	**436,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 10			0.00	
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 10/10/2002



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	8/11/2014	TL
LIST	4/27/2018	EST
REVIEW	4/27/2018	TL

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,406	DETAIL ADJ	1.000
$NLA(RCN)	$255	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	130		70.34	9,144
B	BMU	N	BSMT UNFINISHED	1,406		32.75	46,047
B	BAS	L	BASE AREA	1,406	1970	188.07	264,424
C	EPA	N	ENCLOSED PORCH	192		75.65	14,524
D	WDK	N	WOOD DECK	24		72.45	1,739
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184
	JAC	O	JACUZZI	1		12,588.80	12,589

TOTAL RCN	358,870

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$287,100