Key: 7899

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,061

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCKEEN ARTHUR J & CHARLES J MCKEEN PO BOX 956 POCASSET, MA 02559	38.2-28-0	42 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCKEEN ARTHUR J &	09/13/2022	F	10	(231038)
MCKEEN ARTHUR J &	07/30/1999	QS	177,900	(154207)
DAUPHIN JOSEPH A &		XX		00423-0034

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

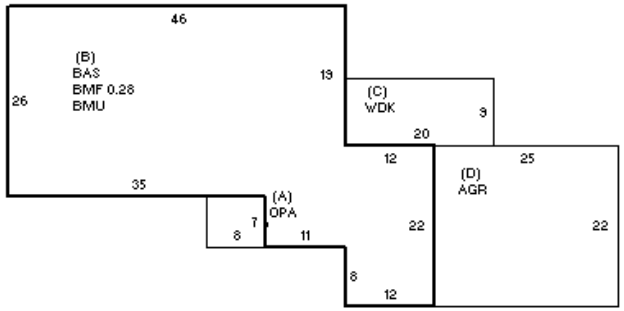
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
930202	05/12/1993	3	ALT/RENO	6,200	04/29/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,370	11 1.00	100 1.00	100 1.00	271,055	1.76	A 1.00	R07 1.15			211,620

TOTAL	19,384 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	211,600	179,100
BUILDING	336,200	307,700
DETACHED	0	0
OTHER	0	0
TOTAL	**547,800**	**486,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/23/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	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	1971	SIZE ADJ	1.010
NET AREA	1,537	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	28	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	56		82.91	4,643
B	BMU	N	BSMT UNFINISHED	1,537		34.56	53,114
B	BMF	N	BSMT FINISH	430		47.39	20,379
B	BAS	L	BASE AREA	1,537	1971	198.44	305,009
C	WDK	N	WOOD DECK	180		37.84	6,810
D	AGR	N	ATT GARAGE	550		66.86	36,771
	F11	O	FPL 1S 1OP	1		8,673.20	8,673
	FIX	O	XTRA FIXTURES	3		2,303.67	6,911

TOTAL RCN	442,310

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$336,200