

Key: 7902

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.064

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
FLORENZO FRANK T ETUX BEVERLY J FLORENZO 55 BENNETS NECK DR POCASSET, MA 02559								38.2-31-0				55 BENNETS NECK DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
FLORENZO FRANK T ETUX								09/02/2015	QS	345,000	(207287)				
MARTINO PHANEUF ELAINE M								08/13/2008	F	1	(186675)				
PHANEUF PAUL F &								12/29/2003	QS	290,000	(171704)				

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	%
11494	08/24/2011	3	ALT/RENO	3,500	11/03/2011	TL	100	100
10347	06/17/2010	15	INSULATE/WEA	3,189	11/03/2011	TL	100	100
09406	08/28/2009	2	ADDITIONS	60,000	11/03/2011	TL	100	100

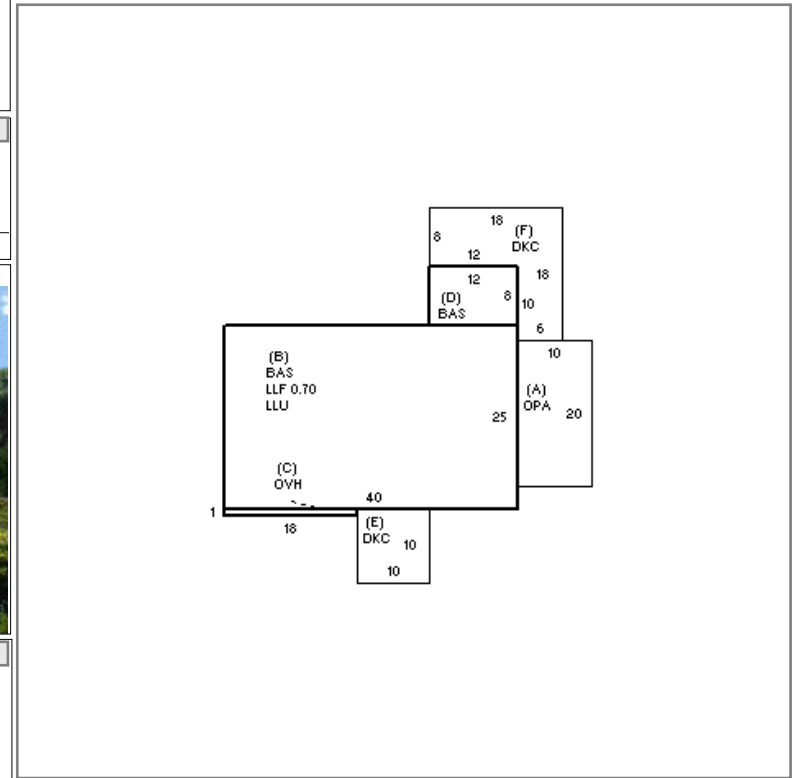
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	11	1.00	100	1.00	100	1.00				202,650

TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	202,700	171,600			
Infl1	AVG		BUILDING	349,800	300,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				552,500	472,500			

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



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2023	REF
MODEL	1		RESIDENTIAL	LIST	8/23/2023	REF
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/23/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376.093			
NET AREA	1,814	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	200		73.47	14,695	CONDITION ELEM	CD			
\$NLA(RCN)	\$207	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,000		36.02	36,016	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	700	1971	69.36	48,555	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,000	1971	215.79	215,795	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	18	1971	203.59	3,665	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	96	2009	215.80	20,717	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	+	DKC	N	DECK-COMPOSITE	304		70.58	21,457	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		8,012.80	8,013					
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,394.03	7,182					
																		EFF.YR/AGE	2012 / 10	
																		COND	7 7 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	7 % GD 93	
																		RCNLD	\$349,800	