

Key: 7911

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.073

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOZENS JACQUELINE MARIE 41 BENNETS NECK DR POCASSET, MA 02559				38.2-40-0				41 BENNETS NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KOZENS JACQUELINE MARIE				03/31/2021	F	100 (225764)					
CYE JOSEPH A R				03/03/2017	F	1 (212215)					
CYR JOSEPH A R				01/31/2017	F	1 (211994)					

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	%
18156	03/01/2018	14	SOLAR	32,814	06/15/2018		100	100
16436	05/31/2016	15	INSULATE/WEA	3,500	08/19/2016		100	100

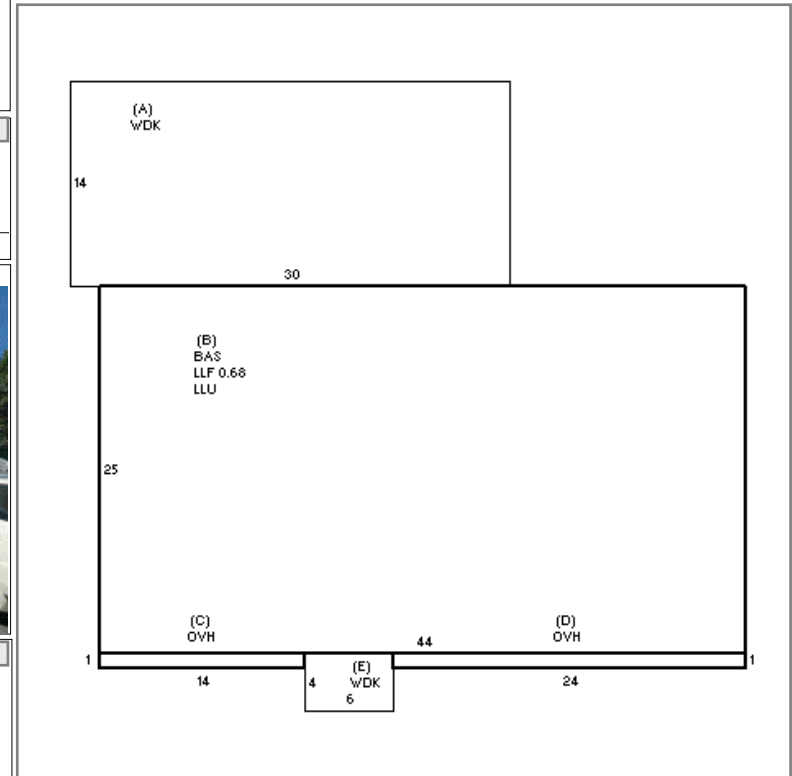
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	15,350	11	1.00	100	1.00	100	1.00	271,055	2.14	A	1.00	R07	1.15							204,370

TOTAL	15,333 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	204,400	173,000
Infl1	AVG					BUILDING	255,700	226,000
N_Index	AVG					DETACHED	1,800	3,200
						OTHER	0	0
						<b>TOTAL</b>	<b>461,900</b>	<b>402,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 16	192	15.95	1,500
PTD	A	1.00	50 0.50	9 X 16	144	4.70	300



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



YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,886	DETAIL ADJ	1.000
\$NLA(RCN)	\$176	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	68	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	444		21.57	9,579
B	LLU	N	LOWER LEVEL UNF	1,100		32.36	35,595
B	LLF	L	LOWER LEVEL FIN	748	1973	62.32	46,617
B	BAS	L	BASE AREA	1,100	1973	193.89	213,275
+	OVH	L	OVERHANG	38	1973	182.92	6,951
	BMG	O	BSMT GARAGE	1		7,199.30	7,199
	F12	O	FPL 1S 2OP	1		8,504.20	8,504
	FIX	O	XTRA FIXTURES	2		2,150.80	4,302

TOTAL RCN	332,021
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$255,700
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