

Key: 7928

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.090

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON PHILLIP W ETUX RITA J HENDERSON 2 ENTERPRISE RD POCASSET, MA 02559				38.2-57-0				2 ENTERPRISE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON PHILLIP W ETUX				12/29/2010	QS	279,000	(193297)				
VOLPINI RITA C				11/26/2010	F	100	(193028)				
VOLPINI RITA C TR				09/06/2000	F		(158944)				

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-22-170	03/29/2022	3	ALT/RENO	21,271	08/02/2023	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,530	11	1.00	100	1.00	100	1.00	1.00	R07	1.15	229,960

TOTAL	29,534 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,000	194,700			
Infl1	AVG		BUILDING	337,800	233,500			
N_Index	AVG		DETACHED	4,700	1,500			
			OTHER	0	0			
			TOTAL	572,500	429,700			

DETACHED

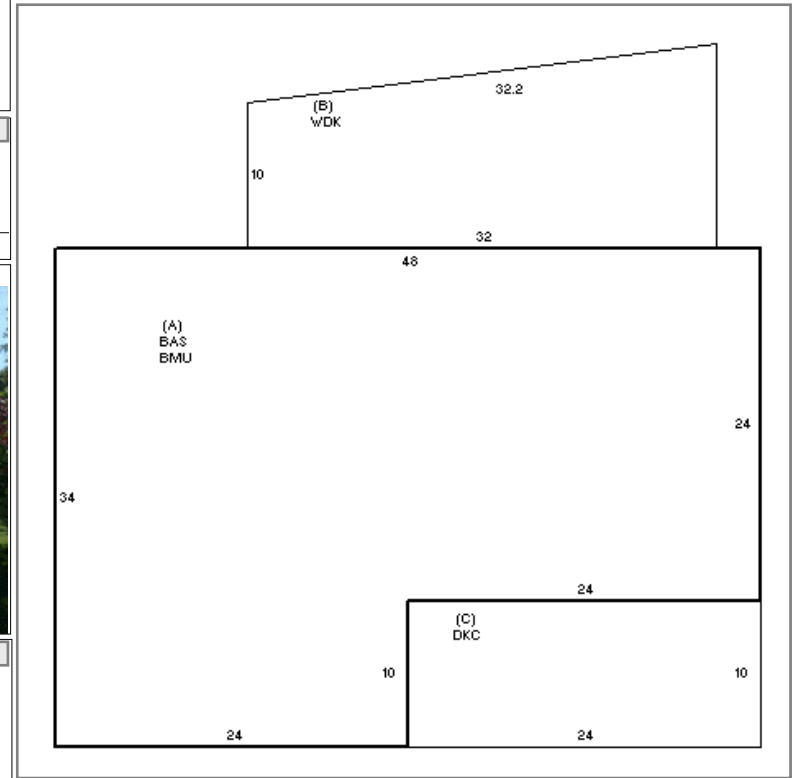
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 16	160	15.95	1,300
SHF	G	1.20	10 0.90	10 X 20	200	19.14	3,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/5/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		



YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,392	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	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	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	1,392		34.73	48,342
A	BAS	L	BASE AREA	1,392	1969	204.35	284,453
B	WDK	N	WOOD DECK	384		23.22	8,916
C	DKC	N	DECK-COMPOSITE	240		68.25	16,381
	BMG	O	BSMT GARAGE	1		7,748.60	7,749
	F11	O	FPL 1S 1OP	1		8,716.10	8,716
	FIX	O	XTRA FIXTURES	4		2,314.90	9,260

TOTAL RCN	383,817	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		A
EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$337,800	