

Key: 7933

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.095

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| HOUSE JUDITH L 19 BENNETS NECK DR POCASSET, MA 02559 | | | | 38.2-62-0 | | | | 19 BENNETS NECK DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HOUSE JUDITH L | | | | 09/01/2021 | QS | 468,000 | (172408) | | | | |
| JOHNSON BRADFORD A TR OF | | | | 03/19/2004 | F | 1 | (172408) | | | | |
| JOHNSON BRADFORD A | | | | 06/25/2002 | QS | 245,400 | (165716) | | | | |

| 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-21-723 141066 | 10/06/2021 | 3 | ALT/RENO | 8,250 | | | 100 | 100 |
| | 12/11/2014 | 15 | INSULATE/WEA | 2,500 | 04/08/2015 | | 100 | 100 |

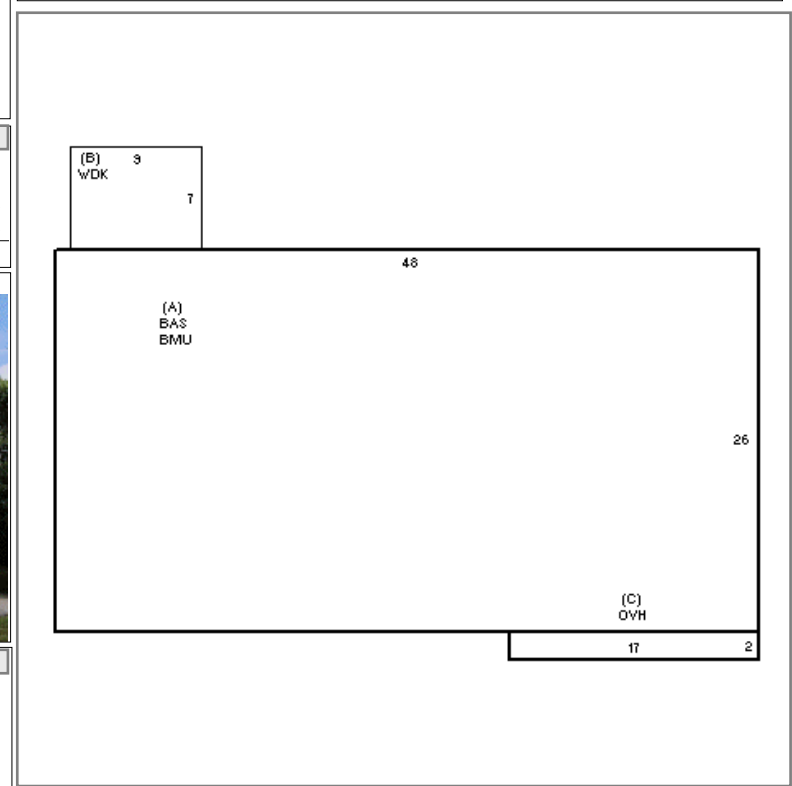
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 16,220 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 271,055 | 2.04 | A | 1.00 | R07 | 1.15 | | 205,940 |

| TOTAL | 16,204 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 205,900 | 174,300 | | | |
| Infl1 | AVG | | BUILDING | 228,500 | 202,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 434,400 | 376,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 9/2/2021 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/2/2021 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 4/21/2022 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1969 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,282 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,248 | | 32.10 | 40,062 |
| \$NLA(RCN) | \$234 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 1,248 | 1969 | 188.89 | 235,739 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 63 | | 53.93 | 3,397 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | OVH | L | OVERHANG | 34 | 1969 | 181.97 | 6,187 |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | BMG | O | BSMT GARAGE | 1 | | 7,162.60 | 7,163 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,056.90 | 8,057 |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| BATHROOMS | 1 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| FIXTURES | 5 | 1.00 | | USE | 0 | | 1.00 | | | | | | | | |
| GARAGE CAPACITY | 1 | 1.00 | | | | | | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | |
| # OF HALF BATHS | 0 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 300,605 |
|----------------|------------|
| 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 | \$228,500 |