Key: 7935

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,097

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH PATRICIA & MICHAEL 31 BENNETS NECK DRIVE POCASSET, MA 02559	38.2-64-0	31 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH PATRICIA & MICHAEL	06/07/2019	QS	315,000	(219630)
OSGOOD KELLY	11/30/2012	QS	244,950	(198857)
LABOMBARD LOUIS C &	10/25/2012	F	1	(198532)

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	%
18375	05/07/2018	3	ALT/RENO	6,225			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	11 1.00	100 1.00	100 1.00	271,055	2.47	A 1.00	R07 1.15			200,130

TOTAL	12,981 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

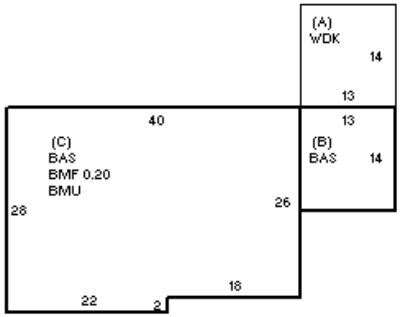
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	200,100	169,400
BUILDING	237,800	213,200
DETACHED	1,900	1,000
OTHER	0	0
TOTAL	**439,800**	**383,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 16		128	16.42	1,900

PHOTO 08/22/2023



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	8/22/2023	SL
LIST	8/22/2023	EST
REVIEW	8/22/2023	SL

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,266	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	20	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	182		36.90	6,717
+	BAS	L	BASE AREA	1,266	1971	198.34	251,096
C	BMU	N	BSMT UNFINISHED	1,084		38.47	41,706
C	BMF	N	BSMT FINISH	217		61.65	13,378

TOTAL RCN	312,896

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		$237,800