

Key: 7936

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.098

LEGAL

LAND

DETACHED

BUILDING

UNIT

CURRENT OWNER				PARCEL ID				LOCATION			
BATTISTI THOMAS & KATHLEEN TRS BATTISTI REALTY TRUST 29 BENNETS NECK DR POCASSET, MA 02559				38.2-65-0				29 BENNETS NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATTISTI THOMAS & KATHLEE				03/27/2017	F	10	(212413)				
BATTISTI THOMAS M ETUX				08/30/2011	QS	310,000	(195066)				
SHAUGHNESSY MAUREEN P				04/11/2011	N		(177162)				

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	%
B-23-160	07/28/2023	3	ALT/RENO	257,000	08/14/2023	SL	10	0
EXB-23-109	02/28/2023	15	INSULATE/WEA	2,000			100	100
11654	10/21/2011	3	ALT/RENO	5,000	03/05/2012	TL	100	100
910148	04/18/1991	6	FENCE	200	02/01/1992	HS	100	100

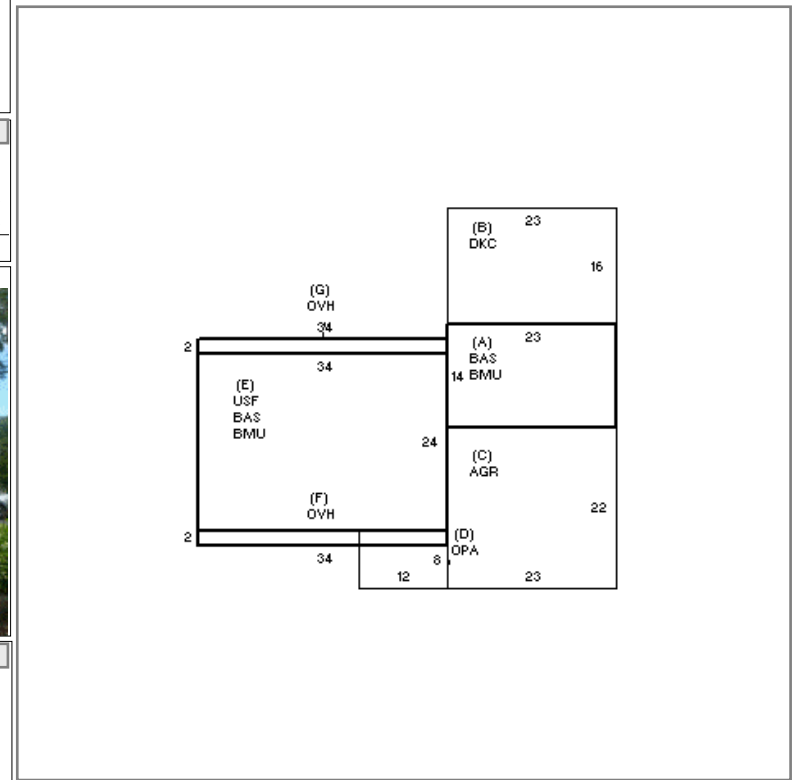
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,750	11	1.00	100	1.00	100	1.00	271,055	2.35	A	1.00	R07	1.15			201,480

TOTAL	13,765 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	201,500	170,600			
Infl1	AVG		BUILDING	394,000	327,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	595,500	497,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/14/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/29/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,090	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,138		38.11	43,373
\$NLA(RCN)	\$242	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	322	1987	200.64	64,607
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	368		65.63	24,150
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	506		64.60	32,687
				FLOOR COVER	13	HARDWOOD-W/W	1.00	D	OPA	N	OPEN PORCH	96		75.11	7,211
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	816	1987	200.64	163,724
				HEATING/COOLING	2	HOT WATER	1.02	E	USF	L	UPPER STORY FIN	816	1987	112.52	91,814
				FUEL SOURCE	2	GAS	1.00	+	OVH	L	OVERHANG	136	1987	189.29	25,743
				USE	0		1.00	BMF	N	BSMT FINISH	408		45.79	18,684	
								F11	O	FPL 1S 1OP	1		8,380.40	8,380	
								F21	O	FPL 2S 1OP	1		9,207.20	9,207	
								FIX	O	XTRA FIXTURES	7		2,225.83	15,581	

TOTAL RCN	505,161	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE	1997 / 25	COND	22 22 %
		FUNC	0 uc
		ECON	0
		DEPR	22 % GD 78
RCNLD			\$394,000