Key: 7937

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,099

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BILLARD MARK ETUX STARR BILLARD 25 BENNETS NECK DR POCASSET, MA 02559	38.2-66-0	25 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BILLARD MARK ETUX	12/02/2016	U	315,000	(211496)
RIVET SHERRY L	06/28/2007	QS	300,000	(183511)
DELUCA LOUISE A	09/28/2005	F		(178054)

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	%
000		12	CYCLICAL		03/21/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,620	11 1.00	100 1.00	100 1.00	271,055	2.37	A 1.00	R07 1.15			201,240

TOTAL	13,634 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

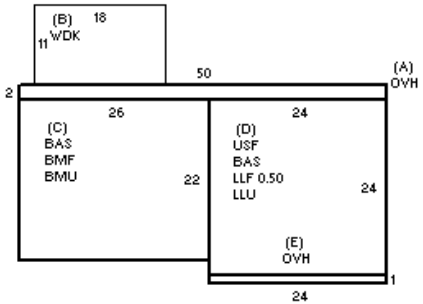
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,200	170,400
BUILDING	361,500	314,300
DETACHED	0	0
OTHER	0	0
TOTAL	**562,700**	**484,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/22/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	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	1972	SIZE ADJ	1.005
NET AREA	2,136	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OVH	L	OVERHANG	124	1972	189.28	23,471
B	WDK	N	WOOD DECK	198		36.56	7,238
C	BMU	N	BSMT UNFINISHED	572		48.11	27,520
C	BMF	N	BSMT FINISH	572		45.80	26,195
+	BAS	L	BASE AREA	1,148	1972	200.64	230,338
D	LLU	N	LOWER LEVEL UNF	576		37.90	21,828
D	LLF	L	LOWER LEVEL FIN	288	1972	73.37	21,131
D	USF	L	UPPER STORY FIN	576	1972	115.01	66,244
	BMG	O	BSMT GARAGE	1		7,450.20	7,450
	F11	O	FPL 1S 1OP	1		8,380.40	8,380
	FIX	O	XTRA FIXTURES	8		2,225.89	17,807

TOTAL RCN 457,602

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1998 / 24

COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79

RCNLD $361,500