

Key: 7940

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.102

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FARRIMOND MARY A TRS MARY A FARRIMOND TRUST 38 BENNETS NECK DRIVE POCASSET, MA 02559				38.2-69-0				38 BENNETS NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FARRIMOND MARY A TRS				03/16/2018	F	10 (215638)					
FARRIMOND DAVID N &				06/01/1989	QS	142,800 963-53					

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	%
01116	03/14/2001	3	ALT/RENO	54,000	03/16/2004	TL	100	100
970543	10/27/1997	4	DETACH.STRUC	799	05/06/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,496	11	1.00	100	1.00	100	1.00	271,055	2.39	A	1.00	R07	1.15			201,020

TOTAL	13,504 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	201,000	170,200
Infl1	AVG		LAND	268,100	220,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	469,100	390,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8	1997		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/22/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/11/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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
A	BMU	N	BSMT UNFINISHED	1,176		38.49	45,267
A	BAS	L	BASE AREA	1,176	1974	202.64	238,304
B	WDK	N	WOOD DECK	418		22.55	9,424
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	308,204
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$268,100

