

Key: 7947

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.109

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BRANDT DANIEL ETUX STEPHANIE BRANDT 26 BENNETTS NECK DR POCASSET, MA 02559-1938				38.2-78-0				26 BENNETTS NECK DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRANDT DANIEL ETUX				08/27/2008	QS	280,000	(186779)					
SCHROEDER KEVIN C AND				09/25/1998	QS	150,000	(150256)					
MATTA, KENNETH L.				08/27/1991	QS	135,000	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,004	11	1.00	100	1.00	100	1.00	1.00	R07	1.15	223,590

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-20-324	10/01/2020	15	INSULATE/WEA	2,338			100	100
08573	10/20/2008	3	ALT/RENO	4,550	06/17/2009		100	100
08027	01/24/2008	3	ALT/RENO	5,600	06/30/2008	DB	100	100
990205	04/30/1999	3	ALT/RENO	5,000	11/19/1999	MS	100	100

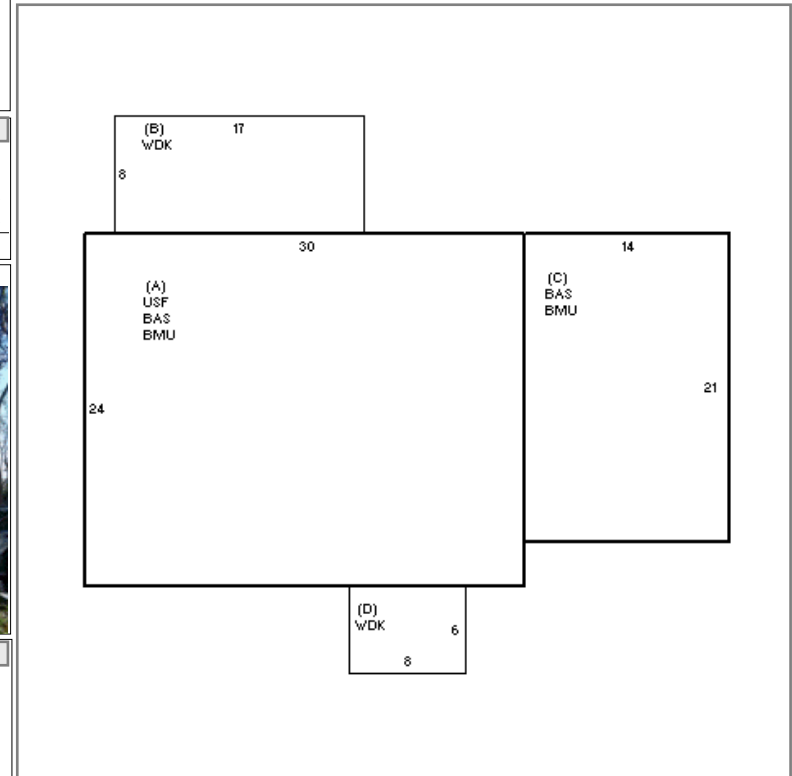
TOTAL	26,005 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND		223,600	189,300		
Infl1	AVG		BUILDING		299,400	264,900		
N_Index	AVG		DETACHED		7,100	6,700		
			OTHER		0	0		
				TOTAL	530,100	460,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	F	0.70	50 0.50		512	20.80	5,300
SHF	A	1.00	10 0.90		120	16.42	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/8/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/8/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.010
NET AREA	1,734	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,014		37.57	38,092
+	BAS	L	BASE AREA	1,014	1968	197.76	200,533
A	USF	L	UPPER STORY FIN	720	1968	112.02	80,652
+	WDK	N	WOOD DECK	184		36.03	6,630
	BMG	O	BSMT GARAGE	1		7,343.30	7,343
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	348,092
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$299,400