

Key: 7949

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.111

LEGAL

LAND

DETACHED

BUILDING

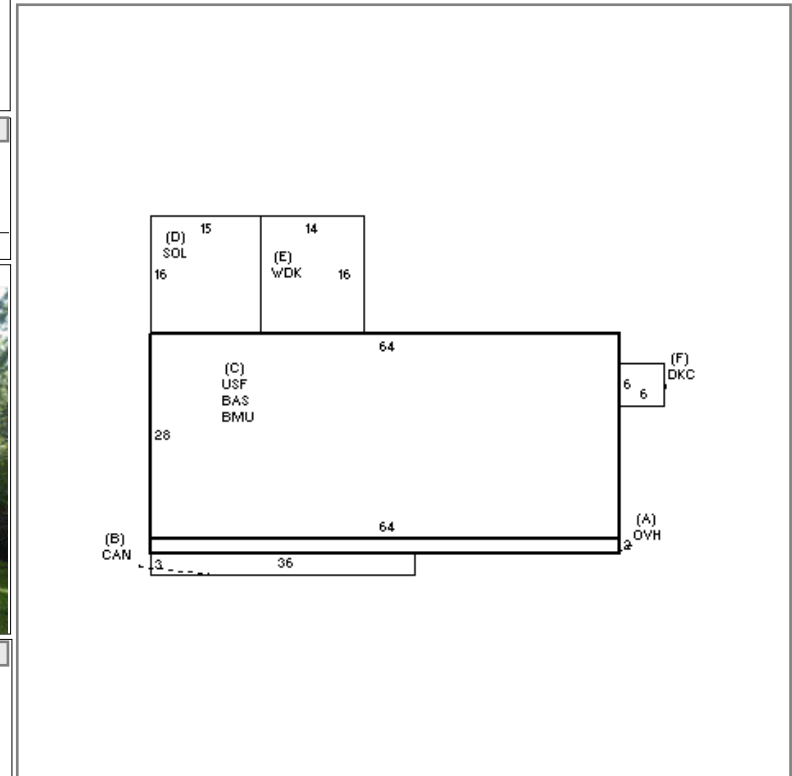
CURRENT OWNER				PARCEL ID				LOCATION			
GELNETT LARRY B & JANICE F GELNETT PO BOX 3018 POCASSET, MA 02559-3018				38.2-80-0				30 BENNETS NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GELNETT LARRY B &				02/10/1984	QS	135,000	(95408)				

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	%
09655	12/15/2009	3	ALT/RENO		05/11/2010		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000	11	1.00	100	1.00	1.00	A	1.00	R07	1.15	230,810

TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E ALSO OWNS CONTIGUOUS PCLS 74 & 75 WHICH ARE UNBUILDABLE	LAND	230,800	195,400			
Infl1	AVG		BUILDING	516,900	450,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	747,700	646,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/22/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/22/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	0.990
NET AREA	3,712	DETAIL ADJ	1.000
\$NLA(RCN)	\$183	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	11	1.00	
BEDROOMS	7	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	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	2	SOFTWOOD	1.02
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	OVH	L	OVERHANG	128	1969	190.05	24,326
B	CAN	N	CANOPY	108		12.88	1,392
C	BMU	N	BSMT UNFINISHED	1,792		31.12	55,761
C	BAS	L	BASE AREA	1,792	1969	185.87	333,071
C	USF	L	UPPER STORY FIN	1,792	1969	109.10	195,515
D	SOL	N	SOLARIUM	240		90.50	21,721
E	WDK	N	WOOD DECK	224		27.18	6,088
F	DKC	N	DECK-COMPOSITE	36		65.88	2,372
	BMG	O	BSMT GARAGE	2		7,480.10	14,960
	F21	O	FPL 2S 1OP	1		9,244.20	9,244
	FIX	O	XTRA FIXTURES	7		2,234.77	15,643

TOTAL RCN	680,092
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	\$516,900