**Key: 7958**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,120

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ROSS EDWARD J ETUX<br>JULIE C ROSS<br>20 BAY STATE ROAD<br>READING, MA 01867 | 38.2-89-0 | 4 BENNETS NECK DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ROSS EDWARD J ETUX | 07/07/2011 | QS | 266,000 | (194694) |
| GORE KENNETH J & | 02/08/1994 | N | 240,000 | (132895) |

| 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-22-235 | 09/30/2022 | 2 | ADDITIONS | 300,000 | 06/22/2023 | SL | 100 | 100 |
| 11432 | 07/28/2011 | 3 | ALT/RENO | 10,000 | | | 100 | 100 |
| 02480 | 07/24/2002 | 3 | ALT/RENO | 13,000 | 02/26/2004 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 33,400 | 11 1.00 | 100 1.00 | 100 1.00 | 271,055 | 1.14 | A 1.00 | R07 1.15 | | | 236,930 |

| TOTAL | 33,411 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

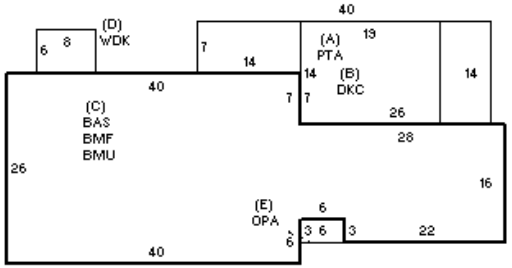
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 236,900 | 200,600 |
| BUILDING | 409,100 | 284,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **646,000** | **484,800** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 06/22/2023




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 6/22/2023 | SL |
| LIST | 3/1/2023 | EST |
| REVIEW | 6/22/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1974 | SIZE ADJ | 1.015 |
| NET AREA | 1,470 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $299 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 100 | 1.00 |
| # OF HALF BATHS | 1 | 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 | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | PTA | N | PATIO | 266 | | 14.08 | 3,745 |
| B | DKC | N | DECK-COMPOSITE | 462 | | 65.00 | 30,032 |
| C | BMU | N | BSMT UNFINISHED | 1,470 | | 33.07 | 48,619 |
| C | BMF | N | BSMT FINISH | 1,470 | | 31.48 | 46,278 |
| C | BAS | L | BASE AREA | 1,470 | 1974 | 189.93 | 279,198 |
| D | WDK | N | WOOD DECK | 48 | | 65.63 | 3,150 |
| E | OPA | N | OPEN PORCH | 18 | | 98.41 | 1,771 |
| | F12 | O | FPL 1S 2OP | 1 | | 8,717.20 | 8,717 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,204.85 | 13,229 |
| | KIT | O | EXTRA KITCHEN | 1 | | 5,200.30 | 5,200 |

| TOTAL RCN | 439,939 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2012 / 10 |
|---|---|
| COND | 7 7 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 7 % GD 93 |
| RCNLD | $409,100 |