Key: 7959

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,121

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FITZGERALD JOHN K & MADELINE J FITZGERALD 369 LAKESIDE DRIVE BRIDGEWATER, MA 02324-2399	38.2-90-0	6 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FITZGERALD JOHN K &	12/28/2004	A	200,000	(175461)
FITZGERALD WILLIAM	02/03/1989	QS	146,200	(116749)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

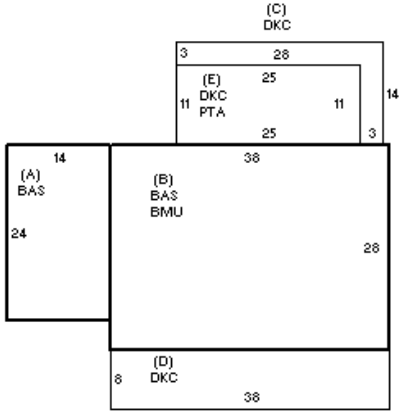
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		03/06/2023	SL	100	100
B-22-118	04/14/2022	3	ALT/RENO	200,000	07/07/2023	SL	100	100
SR-21-44	09/16/2021	4	DETACH.STRUC	5,000			100	100
10471	08/12/2010	9	DECK	4,700	10/09/2013	TL	100	100
09339	07/22/2009	9	DECK	4,200	10/09/2013		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,690	11 1.00	100 1.00	100 1.00	424,260	1.32	A 1.00	R09 1.80			354,730

TOTAL	27,704 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	354,700	287,800
BUILDING	426,200	235,700
DETACHED	3,300	3,100
OTHER	0	0
TOTAL	**784,200**	**526,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	12 X 16	2021	192	19.14	3,300

PHOTO 07/07/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2023	RP
LIST	7/17/2023	SL
REVIEW	7/17/2023	SL

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,400	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	70	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	4	VINYL	1.00
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	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	336	2022	202.35	67,988
B	BMU	N	BSMT UNFINISHED	1,064		39.25	41,764
B	BAS	L	BASE AREA	1,064	1974	202.35	215,296
+	DKC	N	DECK-COMPOSITE	696		66.79	46,485
E	PTA	N	PATIO	275		14.64	4,025
	BMF	N	BSMT FINISH	740		47.16	34,900
	F11	O	FPL 1S 1OP	1		8,630.60	8,631
	FIX	O	XTRA FIXTURES	5		2,292.32	11,462

TOTAL RCN	430,549
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2019 / 3		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$426,200		