**Key: 10204**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,438

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GASSON MICHELLE M TRS<br>FRANCIS A GASSON IRREV TRUST<br>46 SPRUCE DR<br>POCASSET, MA 02559 | 47.1-60-0 | 46 SPRUCE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GASSON MICHELLE M TRS | 08/11/2020 | F | 10 | 33156-270 |
| GASSON FRANCIS A TRUSTEE | 12/12/2005 | F | 10 | 20559-111 |
| GASSON FRANCIS A | 03/06/1996 | J | 80,000 | 10089-144 |

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

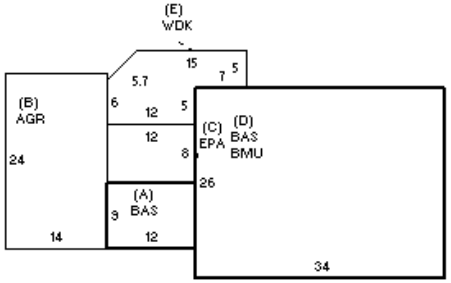
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-22-204 | 04/08/2022 | 3 | ALT/RENO | 8,500 | 03/16/2023 | SL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,120 | 11 1.00 | 100 1.00 | 100 1.00 | 518,540 | 3.40 | A 1.00 | BA- 2.20 | | | 369,460 |

| TOTAL | 9,104 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 369,500 | 327,000 |
| BUILDING | 217,500 | 192,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **587,000** | **519,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 8 X 10 | | | 0.00 | |

PHOTO 03/16/2023

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 | 3/16/2023 | SL |
| LIST | 3/16/2023 | EST |
| REVIEW | 3/16/2023 | SL |

| YEAR BLT | 1940 | SIZE ADJ | 1.020 |
|---|---|---|---|
| NET AREA | 992 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $281 | OVERALL | 0.990 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| 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 |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 992 | 1940 | 200.25 | 198,646 |
| B | AGR | N | ATT GARAGE | 336 | | 70.48 | 23,682 |
| C | EPA | N | ENCLOSED PORCH | 96 | | 82.24 | 7,895 |
| D | BMU | N | BSMT UNFINISHED | 884 | | 36.82 | 32,551 |
| E | WDK | N | WOOD DECK | 147 | | 39.90 | 5,866 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,096.60 | 8,097 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,150.90 | 2,151 |

| TOTAL RCN | 278,887 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | O |
| ELECT | U |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $217,500 |