Key: 10205

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,439

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORDON STEPHEN L TR OF SPRUCE DRIVE REALTY TRUST 31 SORREL CIR E FALMOUTH, MA 02536	47.1-61-0	44 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORDON STEPHEN L TR OF SP	07/30/2008	F	1	23074-282
GORDON STEPHEN L	10/09/2003	F	1	17776-3
GORDON STEPHEN L &	05/27/1993	QS	132,500	8597-152

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	%
990071	02/12/1999	3	ALT/RENO	25,000	09/24/2001	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	6,400	11 1.00	100 1.00	100 1.00	518,540	4.73	A 1.00	BA- 2.20			360,070

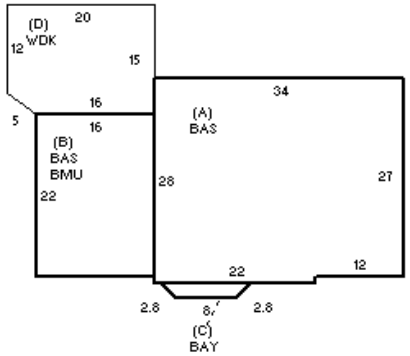
TOTAL	6,403 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	360,100	318,700
BUILDING	248,100	219,600
DETACHED	0	0
OTHER	0	0
TOTAL	**608,200**	**538,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 10/24/2000



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	10/3/2001	TL
LIST	10/3/2001	TL
REVIEW	10/3/2001	TL

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,312	DETAIL ADJ	1.000
$NLA(RCN)	$242	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	BAS	L	BASE AREA	940	1956	204.35	192,088
B	BMU	N	BSMT UNFINISHED	352		66.73	23,489
B	BAS	L	BASE AREA	352	1999	204.35	71,931
C	BAY	L	BAYWINDOW	20	1956	196.87	3,937
D	WDK	N	WOOD DECK	294		28.15	8,277
	F12	O	FPL 1S 2OP	1		9,153.10	9,153
	FIX	O	XTRA FIXTURES	4		2,314.90	9,260

TOTAL RCN	318,135

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$248,100