

Key: 10208

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.443

LEGAL

LAND

DETACHED

BUILDING

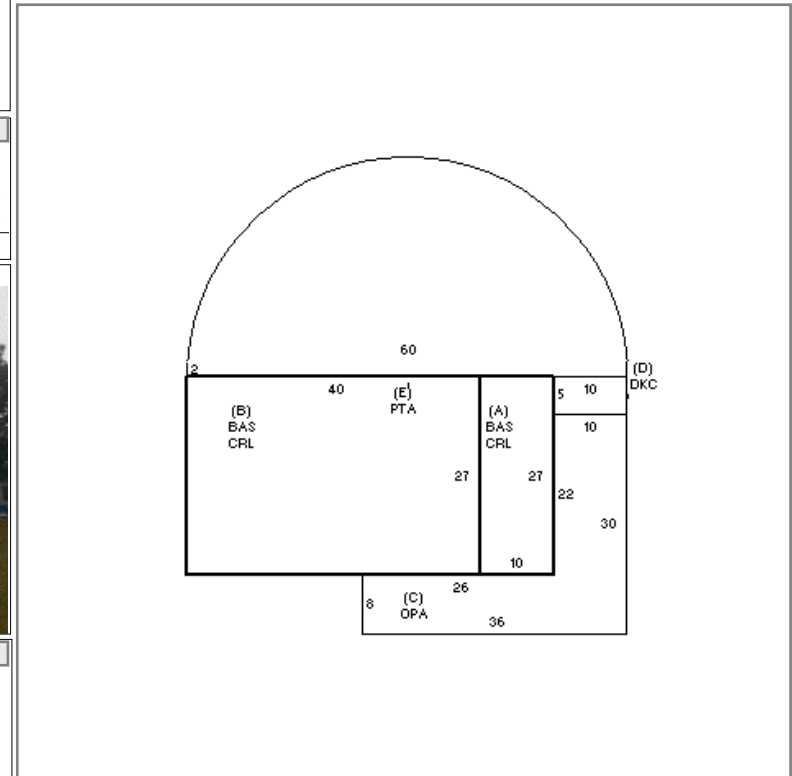
CURRENT OWNER				PARCEL ID				LOCATION			
FARRA BIANCA & ROBERT BYRNE 65 SPRUCE DR POCASSET, MA 02559				47.1-64-0				65 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARRA BIANCA & STEVENS CRAIG M & NEWTON SILVER F				06/17/2021	QS	965,000	34217-236				
				04/10/2020	O	744,000	32821-73				
				08/12/2016	F	1	29857-53				

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-20-322	09/30/2020	4	DETACH.STRUC	600			100	100
16497	06/15/2016	2	ADDITIONS	12,000	08/16/2017	TL	100	100
12166	03/19/2012	3	ALT/RENO		07/18/2012		100	100
920116	03/16/1992	9	DECK	3,000	04/28/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,400	11	1.00	100	1.00	100	1.00	942,800	2.26	A	1.00	BGD	4.00			704,870

TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Ipi change for fy22	LAND	704,900	623,800			
Infl1	AVG		BUILDING	445,200	394,000			
N_Index	AVG		DETACHED	11,200	9,400			
			OTHER	0	0			
			TOTAL	1,161,300	1,027,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	12 X 22	264	46.93	11,200



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2021	RP
MODEL	1		RESIDENTIAL	LIST	2/21/2018	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/5/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,164	
NET AREA	1,350	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	1,350		23.29	31,440	CONDITION ELEM	CD	
\$NLA(RCN)	\$330	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	270	2016	245.56	66,302	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,080	1952	245.56	265,206	INTERIOR	V
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	508		76.88	39,055	KITCHEN	V		
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	50		82.01	4,101	BATHS	V		
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	1,416		17.76	25,152	HEAT	U		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	5		2,781.90	13,910	ELECT	U		
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00												
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$445,200	