Key: 10213

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,448

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULLEN SUSAN M TRS CAPE HOUSE TRUST 43 SPRUCE DR POCASSET, MA 02559	47.1-69-0	43 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULLEN SUSAN M TRS	02/24/2021	F	1	33822-46
CULLEN SUSAN M	06/21/2002	H	1	15286-200
CULLEN PETER K &	03/11/1988	QS	116,000	6172-14

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	%
05549	08/15/2005	2	ADDITIONS	88,000	10/18/2006	TL	100	100
890184	04/13/1989	9	DECK	1,800	02/06/1990	RMD	100	100

LAND

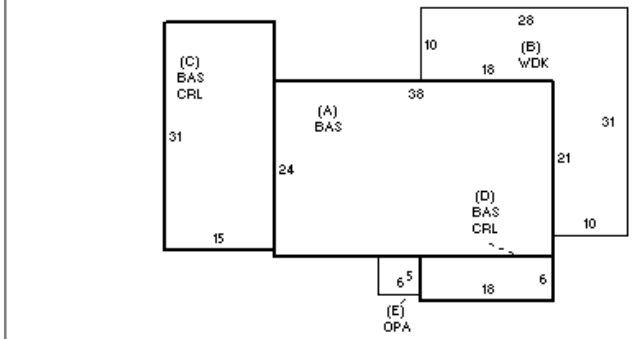
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	11 1.00	100 1.00	100 1.00	518,540	3.67	A 1.00	BA- 2.20			366,970

TOTAL	8,407 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	367,000	324,800
BUILDING	237,800	210,400
DETACHED	0	0
OTHER	0	0
TOTAL	**604,800**	**535,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/02/2006

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	10/18/2006	TL
LIST	5/15/1990	ISP
REVIEW	10/18/2006	TL

YEAR BLT	1955	SIZE ADJ	1.015
NET AREA	1,485	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.020

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	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
+	BAS	L	BASE AREA	1,485	1955	189.93	282,047
B	WDK	N	WOOD DECK	490		22.11	10,835
+	CRL	N	BSMT CRAWL	573		26.60	15,240
E	OPA	N	OPEN PORCH	30		84.34	2,530
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	312,857

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$237,800