Key: 10274

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,510

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOYCE ELAINE **1792 COLUMBIA ROAD, APT 3** **BOSTON, MA 02127**	**47.2-4-0**	**39 SPRUCE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOYCE ELAINE	09/16/2019	QS	475,000	32298-324
WRIGHT DAVID A SR & JOSEP	10/31/2011	F	1	25796-307
WRIGHT DAVID A SR &	12/17/1992	QS	150,000	08362-00292

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		03/08/2021	TL	100	100
990450	07/26/1999	6	FENCE	3,000	12/10/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	518,540	3.84	A 1.00	BA- 2.20			365,590

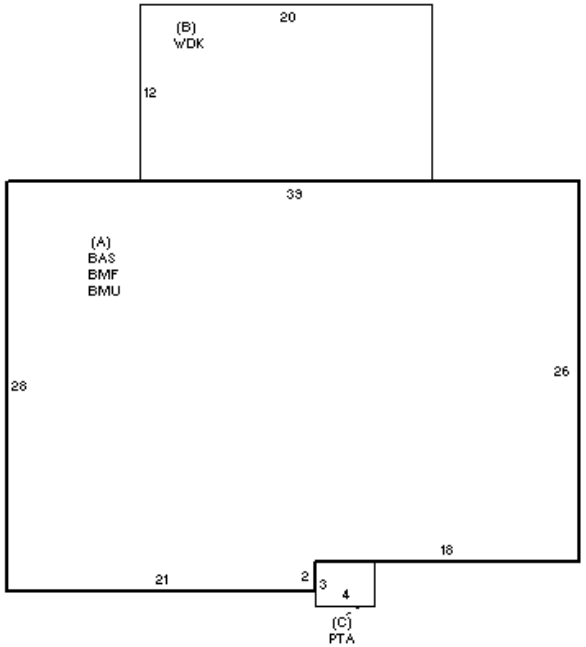
TOTAL	8,015 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	365,600	323,600
BUILDING	299,500	265,000
DETACHED	1,700	1,600
OTHER	0	0
TOTAL	**666,800**	**590,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 14		112	16.42	1,700

PHOTO 03/08/2021



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	9/16/2020	RP
LIST	9/16/2020	EST
REVIEW	3/3/2021	TL

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$295	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	24	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	BMU	N	BSMT UNFINISHED	1,056		37.75	39,866
A	BMF	N	BSMT FINISH	1,056		35.93	37,946
A	BAS	L	BASE AREA	1,056	1960	198.74	209,872
B	WDK	N	WOOD DECK	240		26.81	6,435
C	PTA	N	PATIO	12		17.43	209
	FIX	O	XTRA FIXTURES	5		2,204.78	11,024
	GFP	O	GAS FIREPLACE	1		6,625.90	6,626

TOTAL RCN	311,978

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

EFF.YR/AGE	2015 / 7	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$299,500