

Key: 5293

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.435

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
SPINK DOUGLAS G III & BRADLEY T SPINK 31 WHITING WAY NEEDHAM, MA 02492										26.1-60-0				78 PRESIDENTS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										05/03/2021	QS	471,000		34070-52			
										06/06/2005	F	100		19906-229			
											XX	04366-00224					

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	%
B-21-405	11/03/2021	2	ADDITIONS	80,000	10/02/2023	TL	0	0
		13	OTHER		11/02/2017	KT	100	100
		13	OTHER		11/02/2017	KT	100	100
11153	04/07/2011	3	ALT/RENO	5,900	05/09/2011		100	100

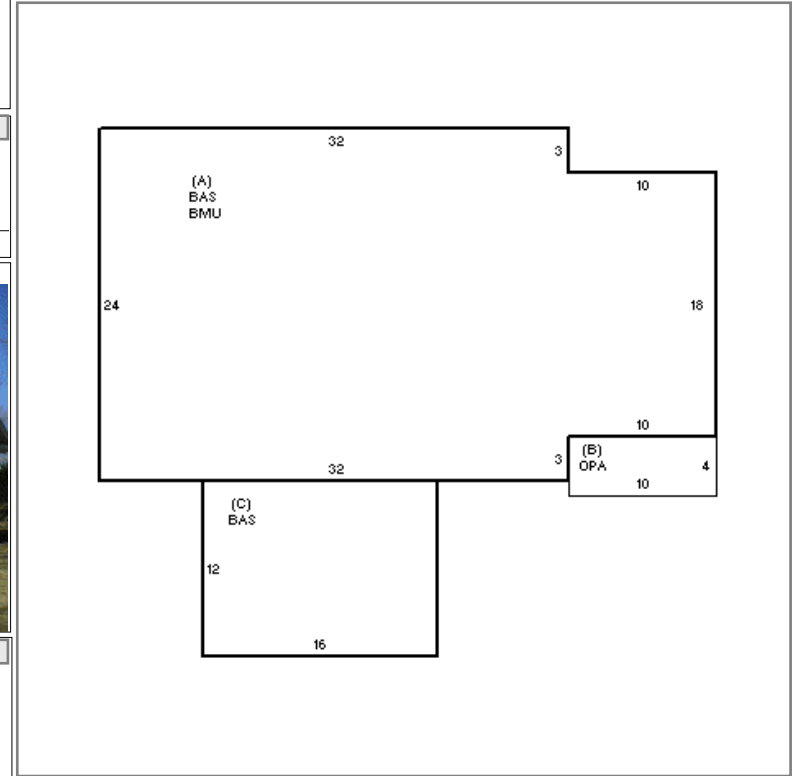
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,976	7	1.00	100	1.00	100	1.00	424,260	1.71	A	1.00	BGD	1.80			332,960

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	333,000	294,700	BUILDING	201,000	177,900
Infl1	AVG		DETACHED	6,300	8,900	OTHER	0	0
N_Index	AVG		TOTAL	540,300	481,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	14 X 22	308	40.60	6,300
SHF	A	1.00	50 0.50	9 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/27/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,140	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	948		36.14	34,263	
\$NLA(RCN)	\$232	OVERALL	0.930	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	40		80.75	3,230	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,140	1945	190.27	216,904
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	F11	O	FPL 1S 1OP	1			7,947.00	7,947	
ROOMS	5	1.00		FLOOR COVER	35	W/W-VINYL	1.00	FIX	O	XTRA FIXTURES	1			2,111.10	2,111	
BEDROOMS	2	1.00		INT. FINISH	3	WOOD PANEL	0.98									
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98									
FIXTURES	6	1.00		FUEL SOURCE	3	ELECTRIC	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														

TOTAL RCN	264,455 <th>CONDITION ELEM</th> <th>CD</th>	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 uc		
ECON	0		
DEPR	24 % GD 76		
RCNLD	\$201,000		