

Key: 5567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.708

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
SPINALE JOSEPH & CAROL SPINALE 17 EAGLE ST WEST ROXBURY, MA 02132				26.3-14-0				24 BENEDICT RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				SPINALE JOSEPH & COTE STEVEN P & WILCOX PAUL A ETUX				01/08/2021	QS	660,000	33660-210		
				06/23/2017	QS	610,000	30581-5						
				05/16/2003	QS	481,000	16929-341						


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 %
16621	07/25/2016	12	CYCLICAL		03/21/2018	DB	100 100
10192	04/23/2010	9	DECK	8,000			100 100
910355	08/05/1991	3	ALT/RENO	30,000			100 100
		9	DECK	3,332	03/01/1992	HS	100 100

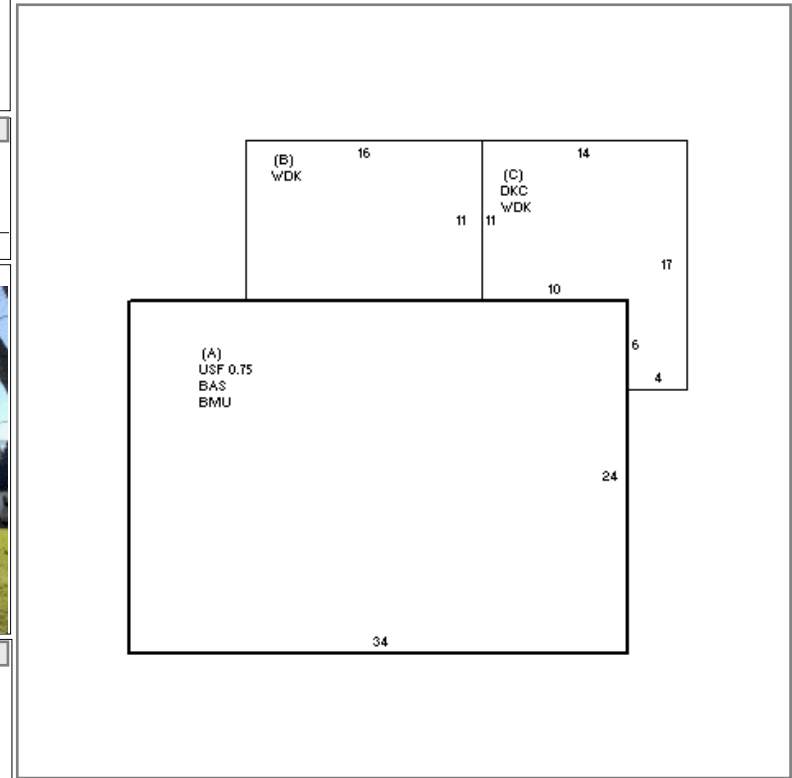
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,500	7	1.00	100	1.00	100	1.00	707,100	3.63	A	1.00	BEX	3.00			500,890

TOTAL	8,494 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE land change from bvg to bex (see picture 3)	LAND	500,900	443,300			
Infl1	AVG		BUILDING	266,500	235,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	767,400	679,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/07/2018
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2018	TL
MODEL	1		RESIDENTIAL	LIST	12/7/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/27/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,039
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		41.08	33,524		
\$NLA(RCN)	\$230	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1978	223.42	182,310		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1978	122.50	74,973		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	354		24.06	8,519		
				FLOOR COVER	1	HARDWOOD	1.02	C	DKC	N	DECK-COMPOSITE	178		70.74	12,591		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$266,500
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