Key: 5612

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,753

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEK YUANFU &	26.3-48-0	2 SPINDRIFT LN
JIA LI		
2 SPINDRIFT LANE		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEK YUANFU &	03/29/2021	QS	890,000	33949-2
GLENNON SEAN T	02/28/2019	F	100	31861-186
GLENNON LORRAINE N & SEAN	12/26/2013	F	1	27905-204

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	%
11297	06/08/2011	2	ADDITIONS	63,200	09/25/2015		100	100
04871	11/24/2004	2	ADDITIONS	19,000	05/15/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,650	7 1.00	100 1.00	100 1.00	518,540	2.96	A 1.00	BVG 2.20			374,740

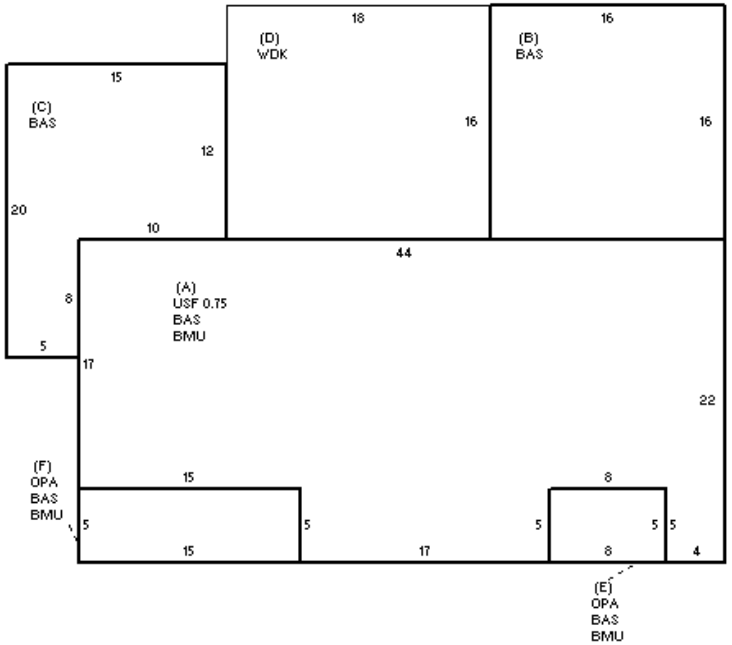
TOTAL	10,629 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE	PART OWNER OF BEACH AREA MAP 26.3 PARCEL 53 /		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	374,700	331,700
BUILDING	634,200	561,200
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**1,011,000**	**894,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100

PHOTO 05/25/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/25/2021	RP
LIST	5/25/2021	EST
REVIEW	5/25/2021	RP

YEAR BLT	1954	SIZE ADJ	1.005
NET AREA	2,084	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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
+	BMU	N	BSMT UNFINISHED	968		55.41	53,637
+	BAS	L	BASE AREA	968	1954	278.77	269,850
A	USF	L	UPPER STORY FIN	640	2011	165.23	105,745
+	BAS	L	BASE AREA	476	2004	278.77	132,694
D	WDK	N	WOOD DECK	288		39.36	11,334
+	OPA	N	OPEN PORCH	115		104.25	11,989
	BMG	O	BSMT GARAGE	1		10,831.40	10,831
	FIX	O	XTRA FIXTURES	7		3,236.01	22,652
	GFP	O	GAS FIREPLACE	1		9,725.20	9,725
	WPL	O	WHIRLPOOL	2		9,328.60	18,657

TOTAL RCN	647,115

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

EFF.YR/AGE	2017 / 5		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD	$634,200		