

Key: 6305

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.461

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPATES ROBERT I C/O ANDREWLD LLC 327 SALEM ST ROCKLAND, MA 02370				30.2-198-0				5 FLORENCE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDREWLD LLC				09/14/2023	QS	465,000	35984-345				
CC CAPITAL INVESTMENTS LL				08/15/2023	QS	400,000	35938-100				
CUGINI-GERING DEBORAH &				07/21/2023	QS	480,000	35901-314				

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-23-382	11/30/2023	3	ALT/RENO	5,000			0	0
10230	05/10/2010	3	ALT/RENO	4,250	06/09/2010		100	100

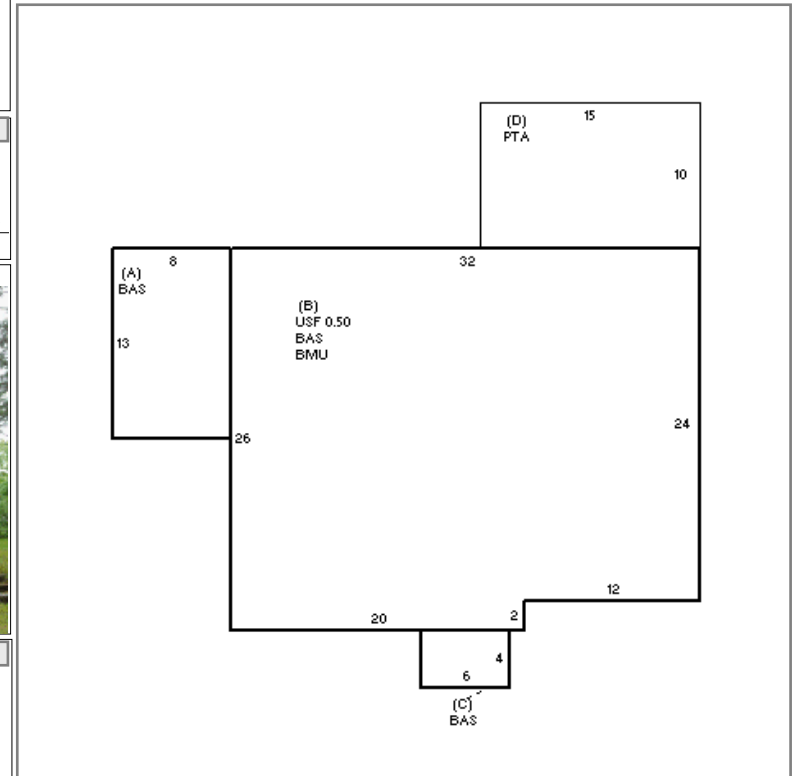
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,690	9	1.00	100	1.00	100	1.00	235,700	1.99	A	1.00	R04	1.00			179,810

TOTAL	16,683 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	179,800	159,100			
Infl1	AVG		BUILDING	239,400	201,300			
N_Index	AVG		DETACHED	11,600	16,500			
			OTHER	0	0			
			TOTAL	430,800	376,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10X13	130	16.42	1,100
DGF	A	1.00	50 0.50	24X24	576	36.34	10,500



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	RP
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/26/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.015
NET AREA	1,340	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	936	1951	219.39	205,353
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	808		40.34	32,598
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	404	1951	121.73	49,181
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	150		15.81	2,371
FLOOR COVER	13	HARDWOOD-W/W	1.00		F21	O	FPL 2S 10P	1		9,745.80	9,746
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	299,248
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$239,400