Key: 7382

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,539

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERNANDES BRIAN S & PASCALE COOK-FERNANDES 72 SPINNAKER LN POCASSET, MA 02559	35.0-106-0	72 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERNANDES BRIAN S &	05/07/2010	QS	320,000	24536-253
TITMAS JOHN W	09/30/2002	QS	299,000	15667-112
SPARROW WILLIAM P &	09/14/1995	P	141,400	9840-266

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	%
950043	02/02/1995	1	NEW CONSTRUC	64,700	10/29/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	11 1.00	100 1.00	100 1.00	235,700	2.01	A 1.00	R05 1.00			179,520

TOTAL	16,509 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

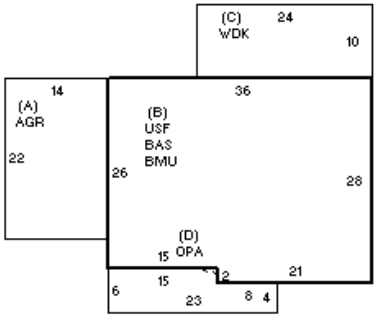
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	179,500	158,900
BUILDING	349,200	309,000
DETACHED	0	0
OTHER	0	0
TOTAL	**528,700**	**467,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/20/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/20/2008	RJM
LIST	8/20/2008	EST
REVIEW	8/25/2008	ER

YEAR BLT	1995	SIZE ADJ	1.010
NET AREA	1,956	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	CLAPBOARD	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	308		76.98	23,710
B	BMU	N	BSMT UNFINISHED	978		40.22	39,333
B	BAS	L	BASE AREA	978	1995	218.71	213,903
B	USF	L	UPPER STORY FIN	978	1995	118.73	116,118
C	WDK	N	WOOD DECK	240		28.57	6,856
D	OPA	N	OPEN PORCH	122		75.68	9,233
	F21	O	FPL 2S 1OP	1		9,715.60	9,716
	FIX	O	XTRA FIXTURES	3		2,348.87	7,047

TOTAL RCN	425,914

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$349,200