Key: 7383

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,540

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HINGSTON JOSHUA S ETUX COURTNEY L HINGSTON 74 SPINNAKER LN POCASSET, MA 02559	35.0-107-0	74 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HINGSTON JOSHUA S ETUX	06/09/2015	QS	306,500	28927-214
BRUGIONI ERIC M ETUX	03/25/2008	QS	317,000	22778-202
ANDREA JOSEPH P &	03/16/1990	QS	63,900	7094-262

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

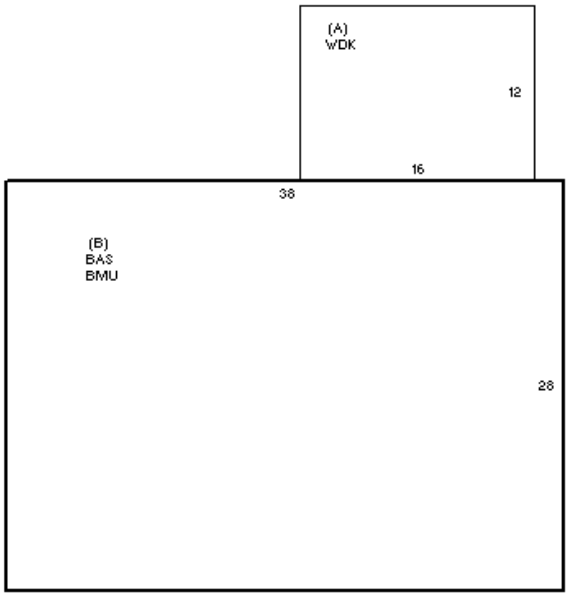
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
181006	11/15/2018	15	INSULATE/WEA	3,028			100	100
940506	10/21/1994	4	DETACH.STRUC	600	05/16/1995	PAM	100	100
900160	04/19/1990	1	NEW CONSTRUC	150,000	11/18/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,709	11 1.00	100 1.00	100 1.00	235,700	1.99	A 1.00	R05 1.00			179,850

TOTAL	16,727 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	179,900	159,200
BUILDING	343,700	304,100
DETACHED	0	0
OTHER	0	0
TOTAL	**523,600**	**463,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12			0.00	

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/8/2008	DB
LIST	8/8/2008	EST
REVIEW	8/12/2008	DB

YEAR BLT	1990	SIZE ADJ	1.010
NET AREA	1,862	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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
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	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	WDK	N	WOOD DECK	192		41.18	7,906
B	BMU	N	BSMT UNFINISHED	1,064		42.93	45,672
B	BAS	L	BASE AREA	1,064	1990	225.97	240,436
	USF	L	UPPER STORY FIN	798	1990	128.00	102,141
	F21	O	FPL 2S 1OP	1		10,369.60	10,370
	FIX	O	XTRA FIXTURES	3		2,506.93	7,521

TOTAL RCN 414,046

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

EFF.YR/AGE 2002 / 20

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83

RCNLD $343,700