

Key: 7388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.545

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ADAMS JAMES R & MARGARET M ADAMS				35.0-112-0				86 SPINNAKER LN				
86 SPINNAKER LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
POCASSET, MA 02559-1912				ADAMS JAMES R & PRIESTLY DONALD H TR				06/28/1995	P	152,000	9728-237	
				RAFS LIMITED PARTNERSHIP				06/29/1994	B	850,000	N/A-N/A	
								03/02/1994	B	100	N/A-N/A	

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	%
15688	08/13/2015	3	ALT/RENO				100	100
12307	05/14/2012	3	ALT/RENO	13,500	06/05/2012		100	100
980087	02/27/1998	4	DETACH.STRUC	1,000	02/03/1999	JS	100	100
950095	03/10/1995	1	NEW CONSTRUC	51,200	06/17/1997	JC	100	100


LAND

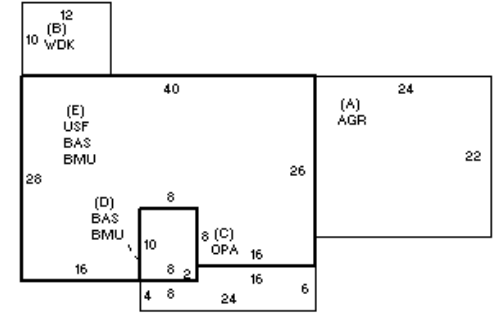
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,042	11	1.00	100	1.00	100	1.00	235,700	1.58	A	1.00	R05	1.00		188,220

DETACHED

TOTAL	22,041 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	188,200	166,600			
Infl1	AVG		BUILDING	346,700	306,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>534,900</b>	<b>473,400</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/26/2010
SHF	A	1.00	A 0.75 8 X 12			0.00			



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2010	TL
MODEL	1		RESIDENTIAL	LIST	5/24/2010	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/24/2010	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433.432
NET AREA	2,096	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	528		64.60	34,108		
\$NLA(RCN)	\$207	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	120		41.30	4,956		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	128		71.71	9,179		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,088		38.11	41,467		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,088	1995	200.64	218,299		
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	1,008	1995	108.67	109,537		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,207.20	9,207		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3			2,225.93	6,678		
				USE	0		1.00										

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$346,700
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