

Key: 7391

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.548

LEGAL

LAND

DETACHED

BUILDING

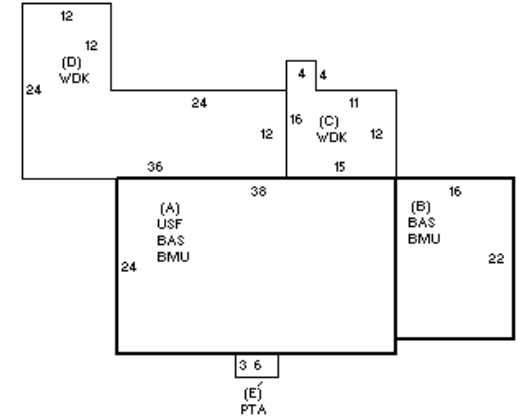
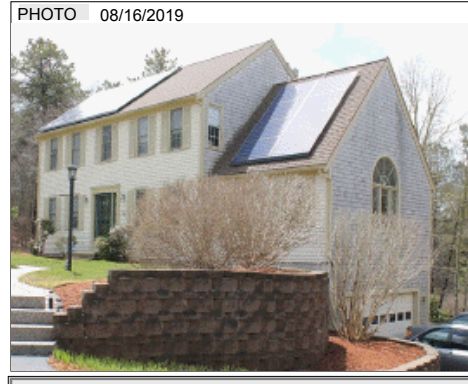
CURRENT OWNER				PARCEL ID				LOCATION				
BONFARDECI JOHN & BETTE TIEDE				35.0-115-0				51 SPINNAKER LN				
51 SPINNAKER LANE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
POCASSET, MA 02559				BONFARDECI JOHN & SWEETEN RICHARD W ETUX				07/30/2018	QS	444,500	31434-77	
				TABER BRADLEY W III				07/24/2002	QS	329,900	15398-169	
								08/16/1996	QS	172,548	10349-224	

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 %
EXB-20-130	07/20/2020	3	ALT/RENO	4,000			100 100
		12	CYCLICAL		09/12/2018	DB	100 100
16804	09/19/2016	3	ALT/RENO	4,499			100 100
151146	12/10/2015	14	SOLAR	29,000			100 100
13456	07/17/2013	15	INSULATE/WEA	1,300			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,991	11	1.00	100	1.00	100	1.00	235,700	1.52	A	1.00	R05	1.00			189,700

TOTAL	23,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	189,700	167,900			
Infl1	AVG		BUILDING	455,400	407,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	645,100	575,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2017	TL
MODEL	1		RESIDENTIAL	LIST	8/3/2017	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/3/2017	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,548
NET AREA	2,176	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,264		35.73	45,168		
\$NLA(RCN)	\$243	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,264	1996	210.27	265,781		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	912	1996	120.41	109,817		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	772		23.89	18,445		
				FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	18		18.83	339		
				INT. FINISH	2	DRYWALL	1.00		BGF	N	BSMT GOOD FINIS	1,264		43.73	55,276		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		7,973.15	15,946		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,382.10	11,911		
				USE	0		1.00		HTB	O	HOT TUB	1		6,864.60	6,865		

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

EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$455,400