

Key: 7402

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.559

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
YARNALL WALTER J IV & MARIA E YARNALL 75 SPINNAKER LANE POCASSET, MA 02559-1911				35.0-126-0				75 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
YARNALL WALTER J IV & FAIR THOMAS G & PRIESTLY DONALD H TR				01/07/2000	QS	170,000	12769-335				
				06/30/1997	QS	137,000	10828-136				
				06/29/1994	B	850,000	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	%
16350	05/05/2016	9	DECK	14,500	04/04/2018		100	100
950539	10/20/1995	1	NEW CONSTRUC	80,000	04/24/1997	JS	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

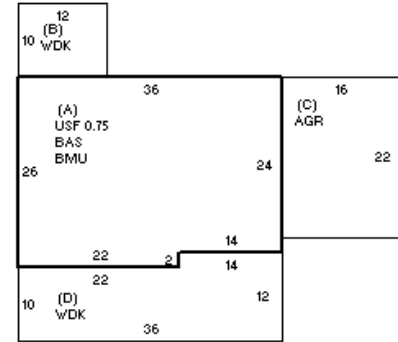
TOTAL	16,509 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	179,500	158,900			
Infl1	AVG		BUILDING	337,400	302,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				516,900	460,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/6/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1996	SIZE ADJ	1.010
NET AREA	1,589	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	A	BMU	N	BSMT UNFINISHED	908		42.92	38,976
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	908	1996	233.43	211,959
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	681	1996	128.00	87,165
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	508		25.14	12,773
FLOOR COVER	1	HARDWOOD	1.02	C	AGR	N	ATT GARAGE	352		82.16	28,920
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,506.86	12,534
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	392,327
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$337,400