

Key: 7403

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.560

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY PATRICIA L 73 SPINNAKER LN POCASSET, MA 02559				35.0-127-0				73 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY PATRICIA L				08/14/2015	QS	315,000	29075-2				
LENNON DANIEL C ETUX				09/14/2010	QS	275,000	24827-147				
BUNTSCHUH GRETCHEN R S				06/28/2001	QS	210,000	13989-305				

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	%
14243	04/16/2014	15	INSULATE/WEA	2,000	08/11/2014		100	100
10598	10/06/2010	4	DETACH.STRUC	2,100	05/17/2011	TL	100	100
960527	10/29/1996	1	NEW CONSTRUC	80,000	02/02/1998	JS	100	100

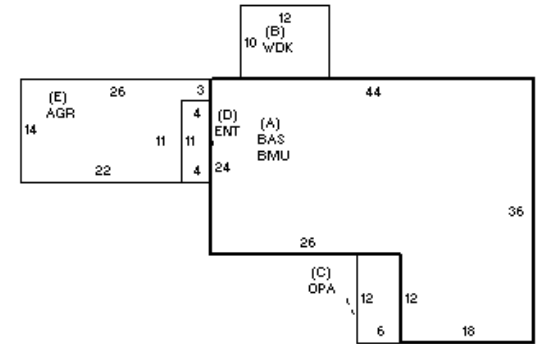
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,500	11	1.00	100	1.00	100	1.00	235,700	2.01	A	1.00	R05	1.00			179,520

TOTAL	16,509 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	179,500	158,900			
Infl1	AVG		BUILDING	289,800	259,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
TOTAL			471,400	420,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 14	2011	140	16.42	2,100



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2011	TL
MODEL	1		RESIDENTIAL	LIST	5/17/2011	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/17/2011	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,272	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,272		34.39	43,741
\$NLA(RCN)	\$278	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,272	1996	202.35	257,383
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		42.54	5,104
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	72		82.49	5,940
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	ENT	N	ENCLOSED ENTRY	44		90.98	4,003
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	320		75.13	24,042
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,630.60	8,631	
FIXTURES	7	1.00		FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	2		2,292.20	4,584	
GARAGE CAPACITY	1	1.00		USE	0		1.00								
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	353,428	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	2001 / 21		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	\$289,800		