Key: 7404

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,561

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON STEPHAN G & PATRICIA TRS OF SEAN ANDERSON NOM TR 71 SPINNAKER LANE POCASSET, MA 02559	35.0-128-0	71 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON STEPHAN G & PATR	04/23/1991	D	56,000	7505-201

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

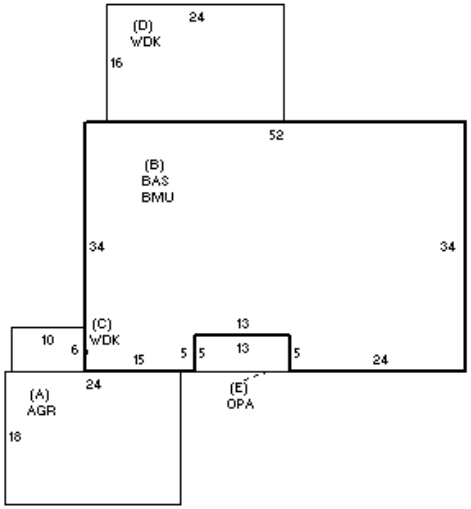
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960051	02/29/1996	6	FENCE	2,000	07/02/1997	JC	100	100
910187	05/02/1991	1	NEW CONSTRUC	100,000	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,447	11 1.00	100 1.00	100 1.00	235,700	1.83	A 1.00	R05 1.00			182,570

TOTAL	18,426 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	182,600	161,600
BUILDING	343,200	303,700
DETACHED	0	0
OTHER	0	0
TOTAL	**525,800**	**465,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/20/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/16/2020	RP
LIST	10/16/2020	EST
REVIEW	10/16/2020	RP

YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,703	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	432		64.23	27,749
B	BMU	N	BSMT UNFINISHED	1,703		30.82	52,481
B	BAS	L	BASE AREA	1,703	1991	184.07	313,479
+	WDK	N	WOOD DECK	444		22.20	9,857
E	OPA	N	OPEN PORCH	65		79.64	5,177
	F11	O	FPL 1S 1OP	1		8,333.00	8,333
	FIX	O	XTRA FIXTURES	3		2,213.33	6,640

TOTAL RCN	423,715

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$343,200