

Key: 7405

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.562

LEGALS

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PHILLIPS LESLEY 67 SPINNAKER LN POCASSET, MA 02559				35.0-129-0				67 SPINNAKER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PHILLIPS LESLEY				04/12/2012	QS	320,000	26243-177					
SMITH GEORGE A SR &				09/12/1996	QS	149,900	10386-140					
PRIESTLY DONALD H TR				06/29/1994	B	850,000	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,054	11	1.00	100	1.00	100	1.00	1.00	R05	1.00	186,660

TOTAL	21,039 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	186,700	165,200			
Infl1	AVG		BUILDING	330,100	295,800			
N_Index	AVG		DETACHED	4,400	4,200			
			OTHER	0	0			
			TOTAL	521,200	465,200			

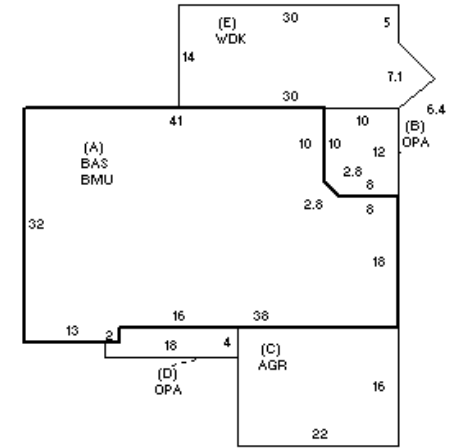
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	G	1.20	10 0.90	2003	154	31.80	4,400



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2013	DB
MODEL	1		RESIDENTIAL	LIST	9/19/2013	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/13/2017	DB
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	1,438	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,438		33.71	48,470
\$NLA(RCN)	\$287	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,438	1996	193.56	278,341
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	186		68.96	12,827
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	352		73.64	25,922
				FLOOR COVER	13	HARDWOOD-W/W	1.00	E	WDK	N	WOOD DECK	443		22.54	9,983
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,459.70	8,460
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	7		2,246.90	15,728
				FUEL SOURCE	2	GAS	1.00		JAC	O	JACUZZI	1		12,956.50	12,957
				USE	0		1.00								

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-23-305	05/17/2023	3	ALT/RENO	12,000				0
EXB-23-225	04/19/2023	15	INSULATE/WEA	3,813				100
EXB-20-179	08/10/2020	3	ALT/RENO	9,156				100
02587	09/04/2002	4	DETACH.STRUC	1,500	01/21/2004	TL		100
960161	05/01/1996	1	NEW CONSTRUC	80,000	12/16/1996	JC		100



BLDG COMMENTS

TOTAL RCN	412,687
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	\$330,100