

Key: 7406

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.563

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION					
MURRAY JOSEPH 65 SPINNAKER LN POCASSET, MA 02559								35.0-130-0				65 SPINNAKER LN					
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)					
MURRAY JOSEPH								03/31/2010	QS	339,300		24454-206					
O'CONNOR ANN H								07/14/2005	QS	398,000		20043-179					
KING MARIE C								07/08/2003	N	17217-288							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT		ADJ VALUE				
100	S	16,618	11	1.00	100	1.00	100	1.00			235,700		179,700				

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-23-242	04/28/2023	15	INSULATE/WEA	5,638			100 100
19692	07/31/2019	2	ADDITIONS	20,000	07/16/2020	TL	100 100
970372	07/22/1997	1	NEW CONSTRUC	80,000	01/05/1998	JC	100 100

TOTAL	16,596 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	179,700	159,000	
Infl1	AVG				BUILDING	363,300	325,500	
N_Index	AVG				DETACHED	16,800	16,000	
				OTHER	0	0		
				TOTAL	559,800	500,500		

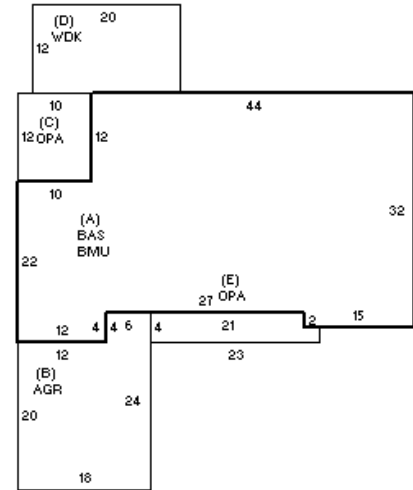
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 16 X 24	2019	384	48.72	16,800
SHF	G	1.20	10 0.90 8 X 10	2019		0.00	

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	448,515		
NET AREA	1,578	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,578		33.54	52,927	CONDITION ELEM	CD		
\$NLA(RCN)	\$284	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,578	1997	192.61	303,935	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	384		73.28	28,139	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPR	N	OPEN PORCH	208		61.79	12,852	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	240		27.19	6,526	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	400			61.35	24,538	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			8,418.10	8,418	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5			2,235.86	11,179				
				USE	0		1.00												
				CAPACITY		UNITS	ADJ												
STORIES		1	1.00																
ROOMS		5	1.00																
BEDROOMS		3	1.00																
BATHROOMS		2	1.00																
FIXTURES		10	1.00																
GARAGE CAPACITY		2	1.00																
% BSMT FINISH		0	1.00																
# OF HALF BATHS		1	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	2000 / 22		
																COND	19 19 %		
																FUNC	0		
																ECON	0		
																DEPR	19	% GD	81
																RCNLD	\$363,300		