

Key: 7409

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.566

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| CARPENITO FRANK R & ELIZABETH A HOWARTH<br>59 SPINNAKER LANE<br>POCASSET, MA 02559 |  |  |  | 35.0-133-0 |    |            |              | 59 SPINNAKER LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| CARPENITO FRANK R & FARRELL WILLIAM J JR ETUX                                      |  |  |  | 03/19/2008 | QS | 345,000    | 22763-231    |                 |  |  |  |
| DEMIS LISA A   |  |  |  | 07/24/2003 | QS | 325,000    | 17327-236    |                 |  |  |  |
|  |  |  |  | 05/15/2001 | QS | 237,500    | 13832-192    |                 |  |  |  |

| 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 %   |
| E-22-268 | 04/25/2022 | 3             | ALT/RENO     | 10,000  |            |        | 100 100 |
|          |            | 3             | ALT/RENO     |         | 06/24/2021 | TL     | 100 100 |
| B-20-371 | 05/05/2021 | 2             | ADDITIONS    | 150,000 | 05/17/2022 | TL     | 100 100 |
| 16775    | 09/13/2016 | 15            | INSULATE/WEA | 2,235   |            |        | 100 100 |
| 15398    | 06/03/2015 | 14            | SOLAR        | 27,500  | 07/08/2015 |        | 100 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 22,595   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 235,700 | 1.55 | A          | 1.00      | R05 | 1.00 |  |  | 189,070 |

| TOTAL   | 22,608 SF | ZONING | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND         | 189,100        | 167,300        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 540,500        | 478,300        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 2,800          | 2,600          |          |         |          |
|         |           |        | OTHER        | 0              | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>732,400</b> | <b>648,200</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | G    | 1.20 | 10 0.90  | 10 X 16 |       | 160       | 19.14 | 2,800 |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/24/2021 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/17/2022 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 5/17/2022 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1994  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|
| NET AREA   | 2,416 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | A   | BMU | N             | BSMT UNFINISHED | 816   |           | 41.94     | 34,225  |
| \$NLA(RCN) | \$224 | OVERALL    | 1.090 | EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | A   | BAS | L             | BASE AREA       | 816   | 1994      | 228.09    | 186,124 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | A   | USF | L             | UPPER STORY FIN | 816   | 1994      | 119.59    | 97,583  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | +   | OPA | N             | OPEN PORCH      | 328   |           | 67.69     | 22,204  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.02 | C   | PTA | N             | PATIO           | 255   |           | 15.64     | 3,988   |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | D   | WDK | N             | WOOD DECK       | 64    |           | 61.73     | 3,951   |
|            |       |            |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F   | USF | N             | BUILT-IN GARAGE | 784   |           | 84.83     | 66,505  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 | F   | USF | L             | UPPER STORY FIN | 784   | 2021      | 119.59    | 93,756  |
|            |       |            |       | USE             | 0  |                 | 1.00 | F21 | O   | FPL 2S 1OP    | 1               |       | 10,132.30 | 10,132    |         |
|            |       |            |       |                 |    |                 |      | FIX | O   | XTRA FIXTURES | 9               |       | 2,449.47  | 22,045    |         |

| TOTAL RCN      | 540,513    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | G          |
| KITCHEN        | G          |
| BATHS          | G          |
| HEAT           | U          |
| ELECT          | U          |
| EFF.YR/AGE     | 2021 / 1   |
| COND           | 1 1 %      |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 0 % GD 100 |
| RCNLD          | \$540,500  |

