

Key: 7410

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.567

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ELLIS STEVEN E 81 SPINNAKER LN POCASSET, MA 02559				35.0-134-0				81 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELLIS STEVEN E				08/29/2012	QS	290,000	26629-240				
SEGAL MELISSA B				08/11/2003	QS	320,000	17444-235				
KOSCIOSKO RAYMOND V &				07/27/2001	QS	260,000	14079-150				

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	%
980249	05/18/1998	12	CYCLICAL		06/30/2016		100	100
970147	04/04/1997	4	DETACH.STRUC	1,530	09/28/1999	MWS	100	100
950050	02/09/1995	3	ALT/RENO	7,500	05/06/1998	JS	100	100
		1	NEW CONSTRUC	51,200	06/17/1997	JC	100	100

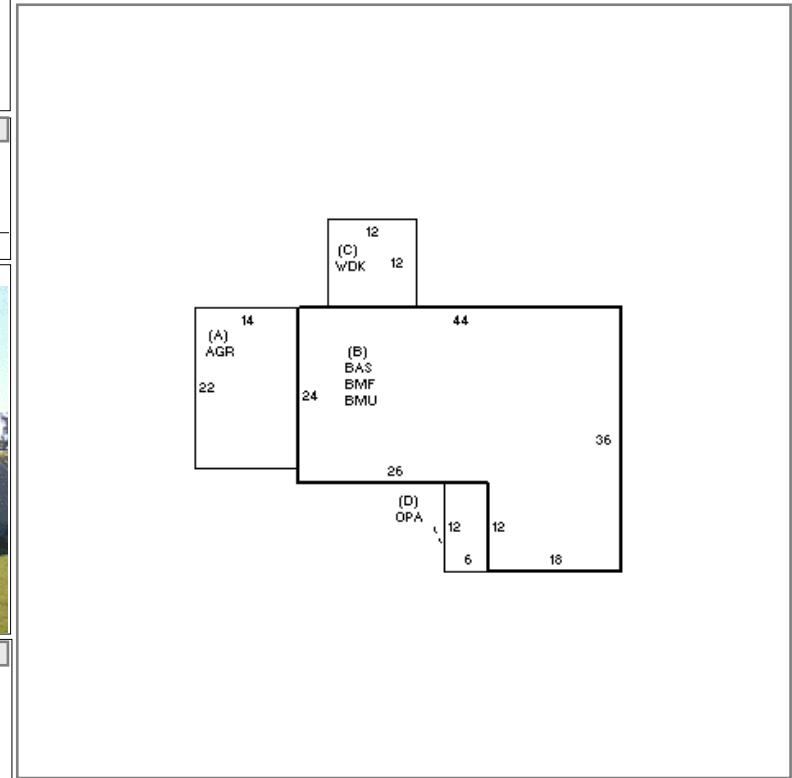
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,050	11	1.00	100	1.00	100	1.00	235,700	1.96	A	1.00	R05	1.00			180,380

TOTAL	17,032 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	180,400	159,600			
Infl1	AVG		BUILDING	303,300	268,400			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
<b>TOTAL</b>				<b>485,500</b>	<b>429,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12	1999	120	16.42	1,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/22/2000	TL
MODEL	1		RESIDENTIAL	LIST	9/22/2000	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/30/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	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	AGR	N	ATT GARAGE	308		71.55	22,038
\$NLA(RCN)	\$298	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,272		32.75	41,658
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	1,272		31.17	39,652
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,272	1995	192.71	245,127
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	144		40.51	5,833
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	72		78.57	5,657
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP	1		8,219.70	8,220	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,183.16	10,916	
				USE	0		1.00								

TOTAL RCN	379,100	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	\$303,300		