

Key: 7411

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.568

LEGAL

LAND

DETACHED

BUILDING

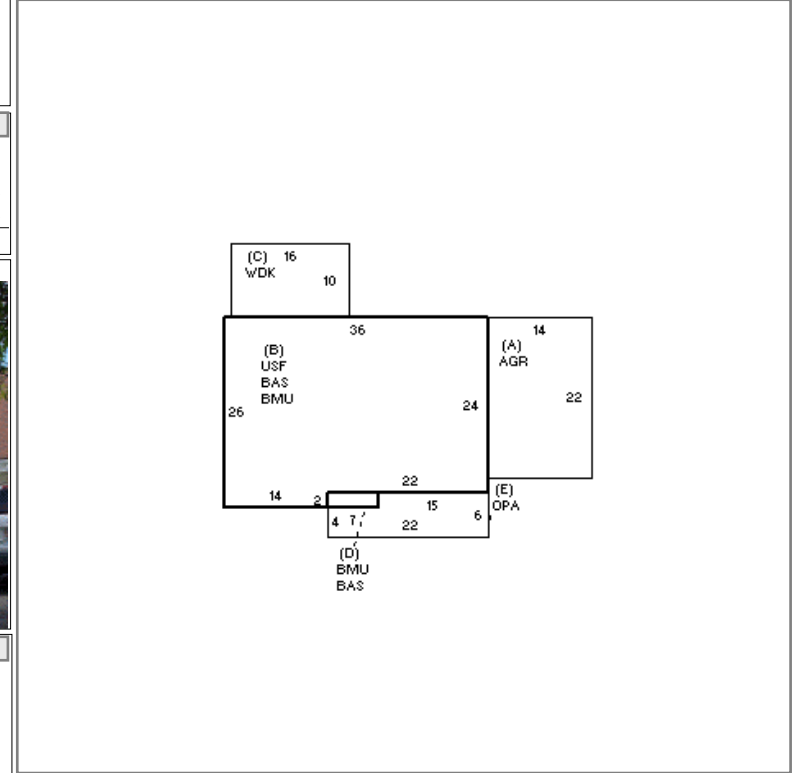
CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN CHARLES G & LISA A SULLIVAN 48 SPINNAKER LN POCASSET, MA 02559-1912				35.0-135-0				48 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN CHARLES G & PRIESTLY DONALD H TR				05/02/1995	O	136,900	9651-192				
RAFS LIMITED PARTNERSHIP				06/29/1994	B	850,000	N/A-N/A				
				03/02/1994	B	100	N/A-N/A				

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 %
13770	11/05/2013	14	SOLAR	29,000			100 100
11094	03/17/2011	3	ALT/RENO	4,385	04/08/2011		100 100
04554	07/22/2004	3	ALT/RENO	1,500	11/18/2004	TL	100 100
980230	05/15/1998	4	DETACH.STRUC	1,200	02/04/1999	JS	100 100
940603	12/16/1994	1	NEW CONSTRUC	73,200	08/02/1995	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,600	11	1.00	100 1.00	235,700	1.90	A	1.00	R05	1.00	181,250

TOTAL	17,598 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	181,300	160,400			
Infl1	AVG		BUILDING	314,500	278,200			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	497,600	440,300			

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



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2010	TL
MODEL	1		RESIDENTIAL	LIST	6/21/2010	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/21/2010	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393.087
NET AREA	1,798	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	308		73.31	22,580	CONDITION ELEM	CD
\$NLA(RCN)	\$219	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	906		38.30	34,702	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	892	1994	113.08	100,864	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	160		36.74	5,878	KITCHEN	A
				FLOOR COVER	35	WW-VINYL	1.00	+	BAS	L	BASE AREA	906	1994	208.30	188,719	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	118		72.07	8,504	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	BMF	N	BSMT FINISH	546		46.02	25,129	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,237.00	6,711			
				USE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$314,500
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