

Key: 7412

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.569

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BUTTON MORGAN & SARA WIGGINTON 49 SPINNAKER LANE POCASSET, MA 02559				35.0-136-0				49 SPINNAKER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				12/29/2021	QS	529,900	34791-276					
				11/01/2012	F		26819-33					
				03/09/2006	N		20808-79					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,252	11	1.00	100	1.00	1.00	1.00				183,830

LAND

TOTAL	19,254 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	183,800	162,700	
Infl1	AVG		BUILDING	366,600	324,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		550,400	487,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/10/2020	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/15/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1995	SIZE ADJ	1.010
NET AREA	1,896	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	988		38.30	37,843
A	BAS	L	BASE AREA	908	1995	208.30	189,135
A	USF	L	UPPER STORY FIN	908	1995	113.08	102,672
+	WDK	N	WOOD DECK	212		27.21	5,768
D	OPA	N	OPEN PORCH	32		85.58	2,738
E	AGR	N	ATT GARAGE	528		64.92	34,278
F	BAS	L	BASE AREA	80	1995	208.29	16,664
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	407,298
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE 2009 / 13	
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$366,600

