

Key: 7869

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.030

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION					
SPINALE LORETTA M 110 RESERVOIR ROAD QUINCY, MA 02170						38.1-55-0				2 WALES DR					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						SPINALE LORETTA M LANDOLFI ANTHONY P TR OF				03/10/2005 05/20/1991	QS XX	240,000		19602-335 07536-00294	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920475	09/03/1992	10	WOODSTOVE	500	04/16/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,568	11	1.00	100 1.00	247,485	2.98	A	1.00	R06	1.05	178,720

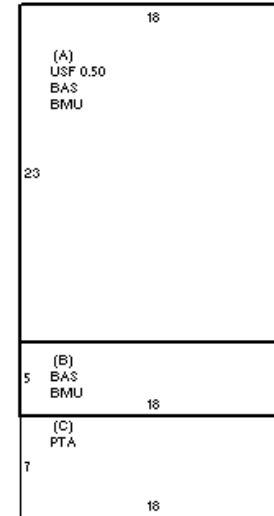
TOTAL	10,585 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	178,700	158,200			
Infl1	AVG		BUILDING	143,700	127,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	78,200	70,500			
			TOTAL	400,600	355,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/01/2003



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2006	TL
MODEL	1		RESIDENTIAL	LIST	4/16/1993	JS
STYLE	4	1.05	CAPE [100%]	REVIEW	11/9/2006	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED



BU I L D I N G

YEAR BLT	1948	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,023	
NET AREA	711	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	504		51.18	25,794	CONDITION ELEM	CD	
\$NLA(RCN)	\$266	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	504	1948	241.42	121,673	EXTERIOR	A	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	A	USF	L	UPPER STORY FIN	207	1948	122.34	25,324	INTERIOR	A	
STORIES	1.5	1.00	ROOF COVER	1	1.00	ROOF COVER	1.00	C	PTA	N	PATIO	126		15.88	2,001	KITCHEN	A	
ROOMS	3	1.00	FLOOR COVER	1	1.02	FLOOR COVER	1.02		F21	O	FPL 2S 1OP	1		9,793.80	9,794	BATHS	A	
BEDROOMS	1	1.00	INT. FINISH	1	1.00	INT. FINISH	1.00		MST	O	MAS/METAL STACK	1		4,437.20	4,437	HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	1.00	HEATING/COOLING	1.00									ELECT	A	
FIXTURES	5	1.00	FUEL SOURCE	2	1.00	FUEL SOURCE	1.00											
GARAGE CAPACITY	0	1.00	USE	0	1.00	USE	1.00											
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE		1995 / 27	
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	\$143,700		

Key: 7869

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.031

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
SPINALE LORETTA M 110 RESERVOIR ROAD QUINCY, MA 02170						38.1-55-0			2 WALES DR			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

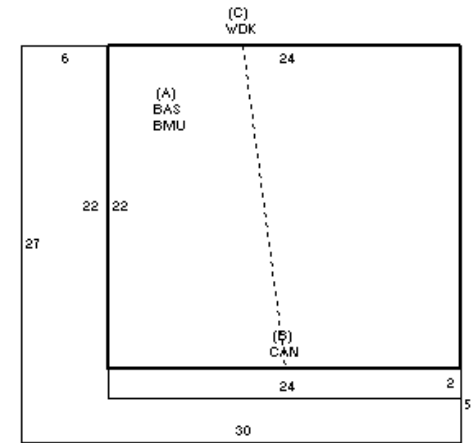
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	78,200	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/01/2003
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2006	TL
MODEL	1		RESIDENTIAL	LIST	4/16/1993	JS
STYLE	1	0.95	RANCH [100%]	REVIEW	11/9/2006	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1948	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	153,288
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	528		45.54	24,046	CONDITION ELEM	CD
\$NLA(RCN)	\$290	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	528	1948	214.84	113,434	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	48	13.50	648	INTERIOR	
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	282		25.63	7,227	KITCHEN		
ROOMS	4	1.00	FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 10P	1		7,933.00	7,933	BATHS		
BEDROOMS	2	1.00	INT. FINISH	1	PLASTER	1.00									HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
BATHROOMS	1	1.00	FUEL SOURCE	2	GAS	1.00											
FIXTURES	5	1.00	USE	0		1.00											
GARAGE CAPACITY	0	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1970 / 52
																COND	49 49 %
																FUNC	0
																ECON	0
																DEPR	49 % GD 51
																RCNLD	\$78,200