

Key: 7993

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.155

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FORASTE ROGER & KATHERINE C TRS KATHERINE FORASTE TRUST 201 LINDEN PONDS WAY APT 404 HINGHAM, MA 02043				38.3-2-0				9 SPURR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORASTE ROGER & KATHERINE FORASTE ROGER &				01/26/2006	F XX	100		20684-189 02852-0121			

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	%
08216	05/14/2008	2	ADDITIONS	7,500	05/13/2009	TL	100	100
07501	08/21/2007	5	DEMOLITIONS		04/08/2008	DB	100	100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	3,400	11	1.00	100	1.00	100	1.00	589,250	8.64	A	1.00	BA+	2.50		397,400

TOTAL	3,398 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	397,400	309,500			
Infl1	AVG		BUILDING	168,900	149,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	566,300	458,900				

DETACHED

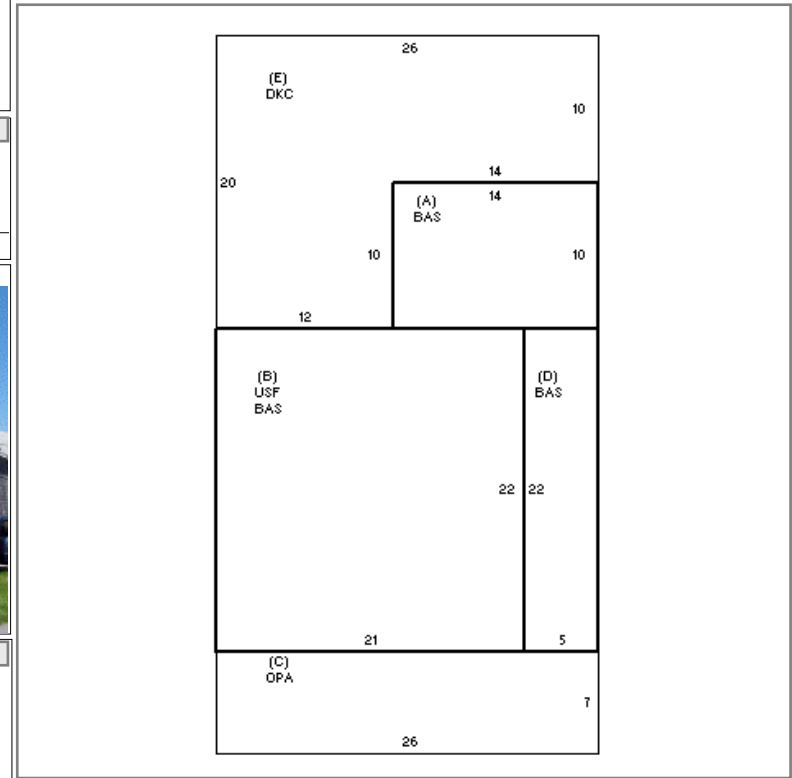
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/14/2009



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2009	DB
MODEL	1		RESIDENTIAL	LIST	5/13/2009	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/13/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,174	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	140	2008	213.55	29,897
\$NLA(RCN)	\$212	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	572	1940	213.55	122,153
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	462	1940	113.92	52,630
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	182		67.66	12,315
				FLOOR COVER	2	SOFTWOOD	1.02	E	DKC	N	DECK-COMPOSITE	380		65.01	24,702
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,204.83	6,615
				HEATING/COOLING	7	FL/WALL UNIT	0.98								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



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TOTAL RCN	248,312	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	F	
KITCHEN	F	
BATHS	F	
HEAT	O	
ELECT	O	
EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$168,900	