

Key: 7999

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.161

LEG  
AL  
LAND

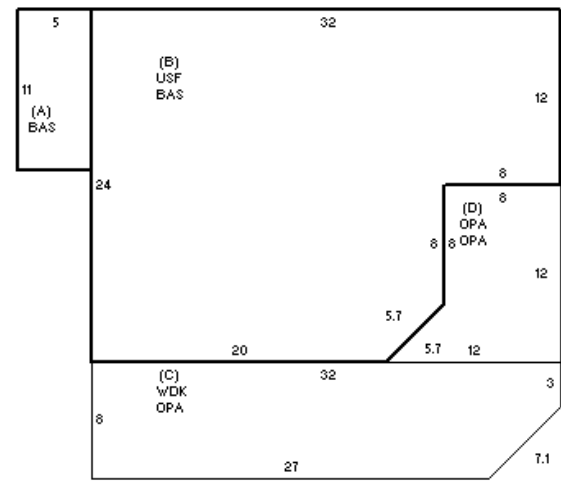
CURRENT OWNER		PARCEL ID		LOCATION																			
ADAMS JOHN F & JOY E ADAMS PO BOX 991 POCASSET, MA 02559		38.3-8-0		28 SPURR RD																			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)																		
ADAMS JOHN F & BATES HERBERT F JR		12/01/1999	QS XX	274,000	12695-262 03238-0226																		
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	3,825	11	1.00	100	1.00	100	1.00	707,100	7.71	A	1.00	BG-	3.00									478,880

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	%
18793	09/17/2018	3	ALT/RENO	45,000	04/12/2019	TL	100	100
18054	01/24/2018	15	INSULATE/WEA	411			100	100
17446	06/05/2017	15	INSULATE/WEA	6,042			100	100
151182	12/21/2015	3	ALT/RENO	21,400			100	100

DE  
TACH  
ED

TOTAL	3,833 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND		478,900	423,800		
Infl1	AVG		BUILDING		184,700	163,400		
N_Index	AVG		DETACHED		9,700	11,600		
		OTHER		0	0			
		TOTAL		673,300	598,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	G	1.20	50 0.50	20 X 20		400	48.72	9,700



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2019	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/19/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

B  
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G

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,383	DETAIL ADJ	1.000
\$NLA(RCN)	\$202	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	719	1925	213.55	153,545
B	USF	L	UPPER STORY FIN	664	1925	112.57	74,748
+	OPA	N	OPEN PORCH	452		60.93	27,540
C	WDK	N	WOOD DECK	244		26.81	6,542
	CPC	O	CAPE CELLAR	1		3,909.30	3,909
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409

TOTAL RCN		279,814	
CONDITION ELEM		CD	
EXTERIOR		A	
INTERIOR		F	
KITCHEN		F	
BATHS		F	
HEAT		O	
ELECT		O	
EFF.YR/AGE		1985 / 37	
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD		\$184,700	