

Key: 8575

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.740

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KLEISTER KEVIN C & DENISE P KLEISTER 21 SPINNAKER LN POCASSET, MA 02559				39.0-123-0				21 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KLEISTER KEVIN C & WOODS SHAWN M ETUX				10/19/2020	QS	483,000	(224097)				
CAMPBELL JUDITH A				02/26/2010	QS	240,000	(190815)				
				08/14/2001	QS	186,000	(162443)				

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	%
16424	05/23/2016	14	SOLAR	37,000	10/26/2016	BC	100	100
151163	12/15/2015	2	ADDITIONS	140,000	10/26/2016	BC	100	100
10403	07/06/2010	4	DETACH.STRUC	2,300	08/16/2013	DB	100	100
05503	07/29/2005	3	ALT/RENO	7,000	08/15/2005	TL	100	100
03256	05/05/2003	9	DECK	1,500	08/18/2004	JS	100	100

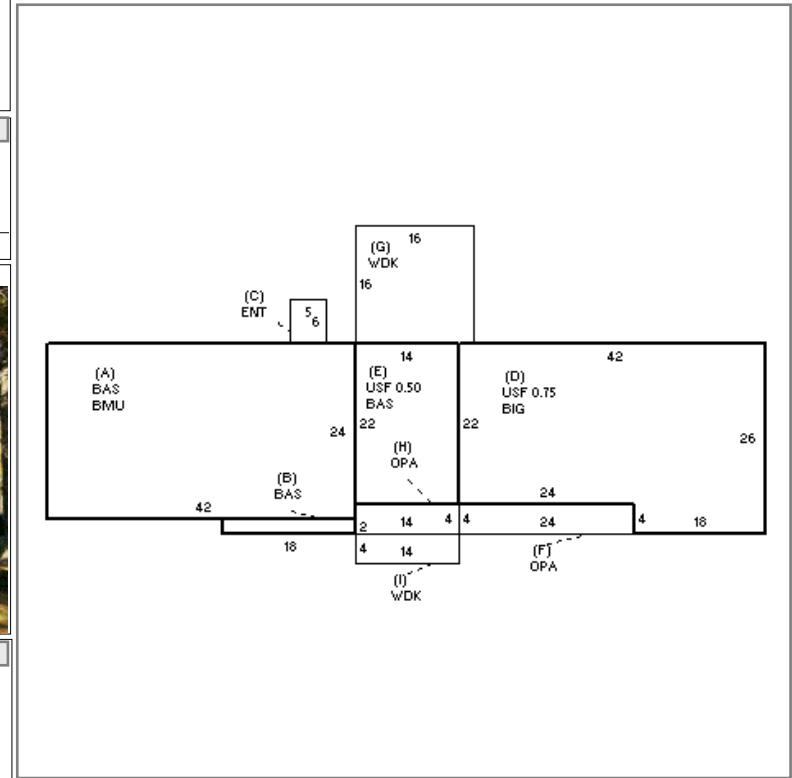
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,370	11	1.00	100	1.00	100	1.00	235,700	1.68	A	1.00	R05	1.00			185,590

TOTAL	20,386 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,600	164,300			
Infl1	AVG		BUILDING	533,400	472,100			
N_Index	AVG		DETACHED	3,200	3,000			
			OTHER	0	0			
TOTAL				722,200	639,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD		
SHF	V	1.30	10	0.90	12X12+5X5 ES	2010	169	20.73	3,200

PHOTO 10/26/2016

BUILDING	CD	ADJ	DESC	MEASURE	4/15/2016	SW
MODEL	1		RESIDENTIAL	LIST	1/4/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/4/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	533,419	
NET AREA	2,253	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		39.25	39,564	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,044	1980	202.34	211,238	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	30		90.99	2,730	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BIG	N	BUILT-IN GARAGE	996		75.34	75,036	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	901	2016	115.87	104,399	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	308	2016	202.33	62,319	HEAT	U	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	OPA	N	OPEN PORCH	152		70.35	10,694	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	312		22.99	7,173			
				USE	0		1.00		BSF	N	BSMT SEMI-FIN	160		26.39	4,223			
									FIX	O	XTRA FIXTURES	7		2,292.17	16,045			
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD	100
																RCNLD	\$533,400	