Key: 8577

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,742

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN JEFFREY W ETUX LAURIE L ST PIERRE 17 SPINNAKER LN POCASSET, MA 02559	39.0-125-0	17 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN JEFFREY W ETUX	11/29/2010	F	1	(193036)
ST. PIERRE LAURIE L	07/19/2005	QS	372,000	(177350)
BEATON DENISE M	07/05/2002	QS	245,900	(165843)

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	%
12114	02/27/2012	3	ALT/RENO	5,000	07/25/2013	TL	100	100
10579	09/28/2010	4	DETACH.STRUC	6,000	07/25/2013		100	100
04076	02/19/2004	3	ALT/RENO	2,000	06/14/2004	TL	100	100
01707	11/09/2001	3	ALT/RENO	6,100	03/28/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,970	11 1.00	100 1.00	100 1.00	235,700	1.47	A 1.00	R05 1.00			191,240

TOTAL	23,958 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

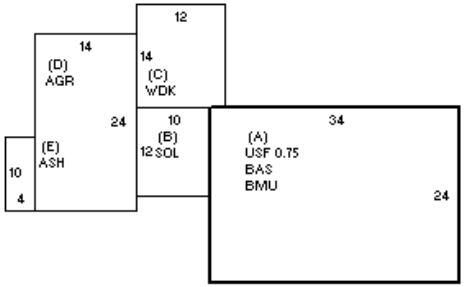
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	191,200	169,300
BUILDING	279,300	247,200
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**472,600**	**418,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100

PHOTO 05/18/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2013	TL
LIST	7/25/2013	EST
REVIEW	7/13/2017	DB

YEAR BLT	1980	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		41.08	33,524
A	BAS	L	BASE AREA	816	1980	223.42	182,310
A	USF	L	UPPER STORY FIN	612	1980	122.50	74,973
B	SOL	N	SOLARIUM	120		115.71	13,885
C	WDK	N	WOOD DECK	168		39.41	6,620
D	AGR	N	ATT GARAGE	336		78.64	26,422
E	ASH	N	ATT SHED	40		28.03	1,121
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	2		2,399.20	4,798

TOTAL RCN	353,578

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$279,300