Key: 8601

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,766

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REED COLLEEN F TRS COLLEEN REED FAMILY TRUST 12 SPINNAKER LN POCASSET, MA 02559	39.0-149-0	12 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REED COLLEEN F TRS	10/12/2022	F	10	(231288)
REED COLLEEN F	05/24/2022	J	100,000	(230041)
REED COLLEEN F &	06/26/2020	F	1	(158802)

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	%
12690	09/27/2012	15	INSULATE/WEA		11/07/2012		100	100
980718	12/07/1998	3	ALT/RENO	5,000			100	100

LAND

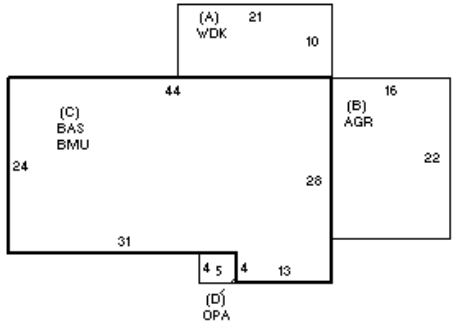
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,200	11 1.00	100 1.00	100 1.00	235,700	1.20	A 1.00	R05 1.00			202,590

TOTAL	31,189 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	202,600	179,300
BUILDING	228,300	202,000
DETACHED	0	0
OTHER	0	0
TOTAL	**430,900**	**381,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/24/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/24/2021	RP
LIST	8/24/2021	EST
REVIEW	8/24/2021	RP

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,108	DETAIL ADJ	1.000
$NLA(RCN)	$264	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
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	WDK	N	WOOD DECK	210		25.50	5,355
B	AGR	N	ATT GARAGE	352		68.72	24,188
C	BMU	N	BSMT UNFINISHED	1,108		35.90	39,779
C	BAS	L	BASE AREA	1,108	1983	189.00	209,412
D	OPA	N	OPEN PORCH	20		93.58	1,872
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	2		2,096.60	4,193

TOTAL RCN	292,693

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$228,300