

Key: 8605

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.770

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SAMMS BOPHA TRS SAMMS REALTY TRUST PO BOX 226 SAGAMORE, MA 02561				39.0-153-0				20 SPINNAKER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SAMMS BOPHA TRS				01/15/2016	N	257,500	(208540)					
SWINIMER JUDSON T ETUX				03/13/2007	QS	350,000	(182566)					
BEWSHER DEBRA LYNN				07/18/2006	N		(180628)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,520	11	1.00	100	1.00	100	1.00				203,080

TOTAL	31,537 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	203,100	179,700
Infl1	AVG		BUILDING	470,700	416,500			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
						TOTAL	675,700	598,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 16		160	15.95	1,900
APO	A	1.00	10 0.90 24'			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2015	TL
MODEL	1		RESIDENTIAL	LIST	1/30/2015	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	1/30/2015	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,175	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$277	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	5		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	4		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	16		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	2		1.00	USE	0		1.00
% BSMT FINISH	60		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	900		69.64	62,676
A	USF	L	UPPER STORY FIN	675	1983	108.18	73,024
+	WDK	N	WOOD DECK	504		21.25	10,711
C	BMU	N	BSMT UNFINISHED	1,500		31.79	47,678
C	BAS	L	BASE AREA	1,500	1983	182.53	273,791
C	ATU	N	ATTIC UNF	1,500		39.73	59,602
D	OPA	N	OPEN PORCH	120		68.27	8,192
	BMF	N	BSMT FINISH	900		34.53	31,080
	F12	O	FPL 1S ZOP	1		8,377.50	8,378
	FIX	O	XTRA FIXTURES	11		2,118.88	23,308
	KIT	O	EXTRA KITCHEN	1		4,997.60	4,998

TOTAL RCN	603,437
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	\$470,700

