Key: 8607

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,772

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPOONER MARIA A 24 SPINNAKER LN POCASSET, MA 02559-1931	39.0-155-0	24 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPOONER MARIA A	04/30/1998	QS	112,000	(148311)

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	%
13300	05/09/2013	3	ALT/RENO		07/16/2013		100	100
10601	10/06/2010	15	INSULATE/WEA	5,000	11/03/2010		100	100

LAND

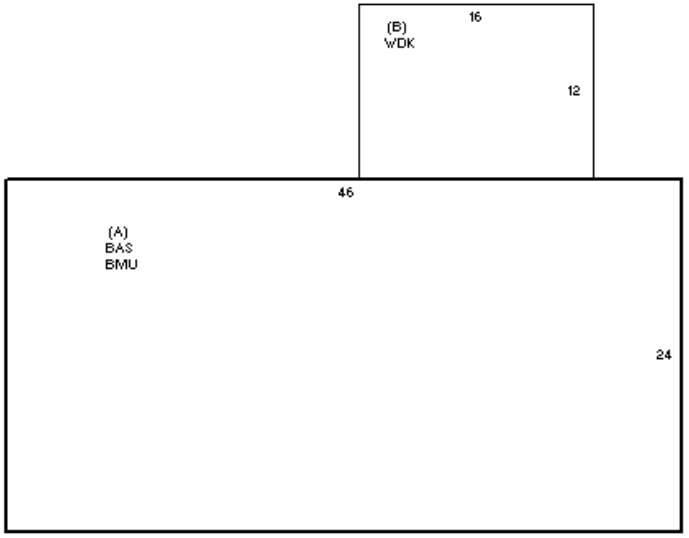
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,130	11 1.00	100 1.00	100 1.00	235,700	1.17	A 1.00	R05 1.00			204,030

TOTAL	32,147 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	204,000	180,600
BUILDING	205,000	181,400
DETACHED	0	0
OTHER	0	0
TOTAL	**409,000**	**362,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 06/02/2010

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	7/16/2013	TL
LIST	7/16/2013	TL
REVIEW	7/13/2017	DB

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,104	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	12	OTHER	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	BMU	N	BSMT UNFINISHED	1,104		35.90	39,635
A	BAS	L	BASE AREA	1,104	1983	189.00	208,656
B	WDK	N	WOOD DECK	192		34.44	6,612
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN 262,797

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 $205,000