

Key: 8608

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.773

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PLUMMER RICHARD H II 26 SPINNAKER LN POCASSET, MA 02559				39.0-156-0				26 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PLUMMER RICHARD H II				02/13/2013	S	284,900	(199634)				
FEDERAL NATIONAL MORT ASS				01/16/2013	L	344,904	(199450)				
MAIO FRANK S				01/19/2010	H		(190549)				

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	%
06765	12/07/2006	2	ADDITIONS	45,500	09/23/2008	TL	100	100
970367	07/11/1997	1	NEW CONSTRUCT	80,000	09/22/1999	MWS	100	100
		92	BPP REVISIT				100	100

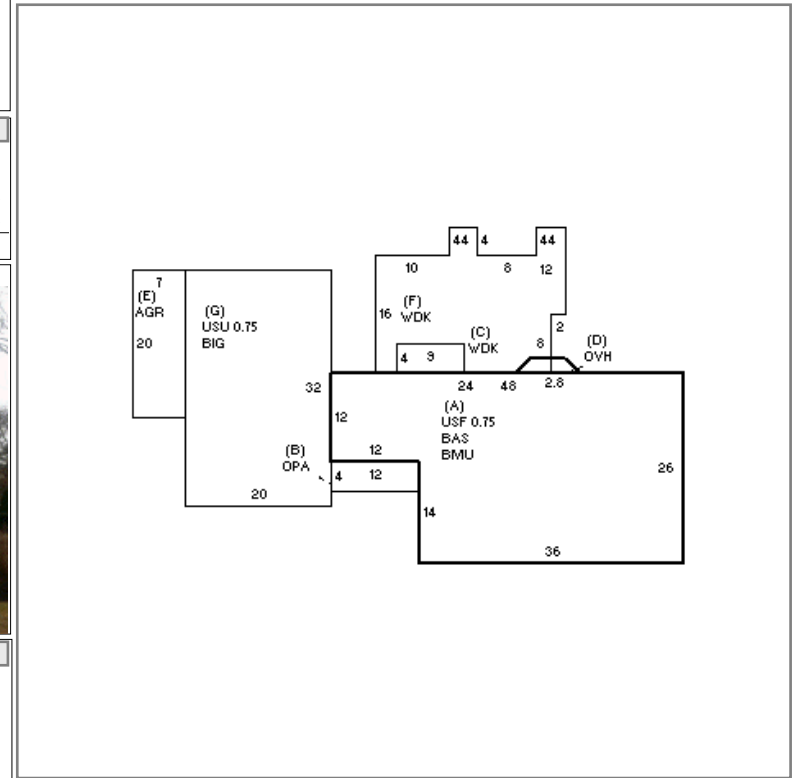
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	35,900	11	1.00	100	1.00	100	1.00	235,700	1.08	A	1.00	R05	1.00			209,970

TOTAL	35,893 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	210,000	185,800			
Infl1	AVG		BUILDING	428,300	383,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			638,300	569,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2018	BC
MODEL	1		RESIDENTIAL	LIST	2/14/2018	BC
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,904	DETAIL ADJ	1.000
\$NLA(RCN)	\$271	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,080		42.92	46,359
A	BAS	L	BASE AREA	1,080	1997	225.97	244,051
A	USF	L	UPPER STORY FIN	810	1997	126.72	102,644
B	OPA	N	OPEN PORCH	48		95.91	4,604
+	WDK	N	WOOD DECK	468		25.14	11,767
D	OVH	L	OVERHANG	14	1997	213.15	2,984
E	AGR	N	ATT GARAGE	140		100.91	14,127
G	BIG	N	BUILT-IN GARAGE	640		86.81	55,561
G	USU	N	UPPER STORY UNF	480		55.14	26,465
FIX	O		XTRA FIXTURES	3		2,506.93	7,521

TOTAL RCN	516.082
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$428,300