Key: 8609

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,774

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELCHER LORETTA S 28 SPINNAKER LANE POCASSET, MA 02559	39.0-157-0	28 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELCHER LORETTA S	10/16/2001	F		(163107)
MELCHER LORETTA S	08/31/1994	F	1	(134873)
MELCHER LORETTA S	07/06/1994	J	1	N/A-N/A

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	%

LAND

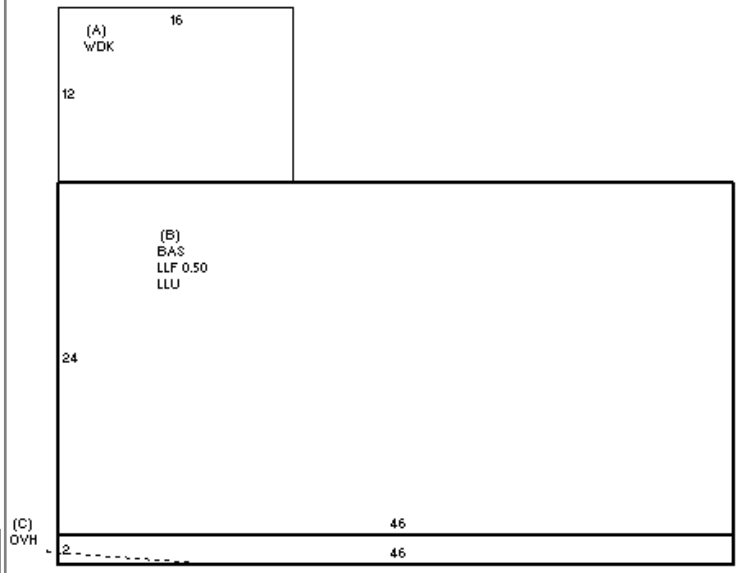
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,090	11 1.00	100 1.00	100 1.00	235,700	1.08	A 1.00	R05 1.00			210,260

TOTAL	36,111 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

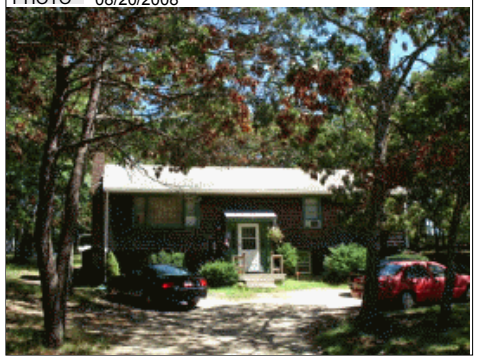
ASSESSED	CURRENT	PREVIOUS
LAND	210,300	186,100
BUILDING	254,900	225,600
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**466,300**	**412,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	20 0.80	10 X 12		120	11.73	1,100

PHOTO 08/20/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/20/2008	RJM
LIST	8/20/2008	EST
REVIEW	8/25/2008	ER

YEAR BLT	1980	SIZE ADJ	1.010
NET AREA	1,748	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	192		36.04	6,919
B	LLU	N	LOWER LEVEL UNF	1,104		33.01	36,439
B	LLF	L	LOWER LEVEL FIN	552	1980	63.57	35,090
B	BAS	L	BASE AREA	1,104	1980	197.76	218,330
C	OVH	L	OVERHANG	92	1980	186.57	17,164
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775

TOTAL RCN	330,977

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$254,900