Key: 8718

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,891

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAGNE CHRISTOPHER T ETUX **KENDELLYN CAVANAUGH-GAGNE** **35 SPINNAKER LANE** **POCASSET, MA 02559-1911**	**39.0-241-0**	**35 SPINNAKER LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAGNE CHRISTOPHER T ETUX	04/22/2003	QS	282,500	16786-2
NEELON DANIEL P	04/23/2001	H	5,000	13750-347
NEELON DANIEL P &	05/30/2000	QS	210,000	13038-88

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	%
		3	ALT/RENO		08/02/2022	SL	100	100
B-21-171	05/03/2021	9	DECK	9,600	08/02/2022	SL	100	100
B-20-298	10/02/2020	8	POOL	20,000	06/11/2021		100	100
B-20-102	05/14/2020	3	ALT/RENO	18,675	11/05/2020	TL	100	100
12829	11/16/2012	3	ALT/RENO	5,000	01/23/2015	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	15,586	11	1.00	100	1.00	100	1.00	235,700	2.11	A	1.00	R05	1.00			178,080

TOTAL	15,594 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

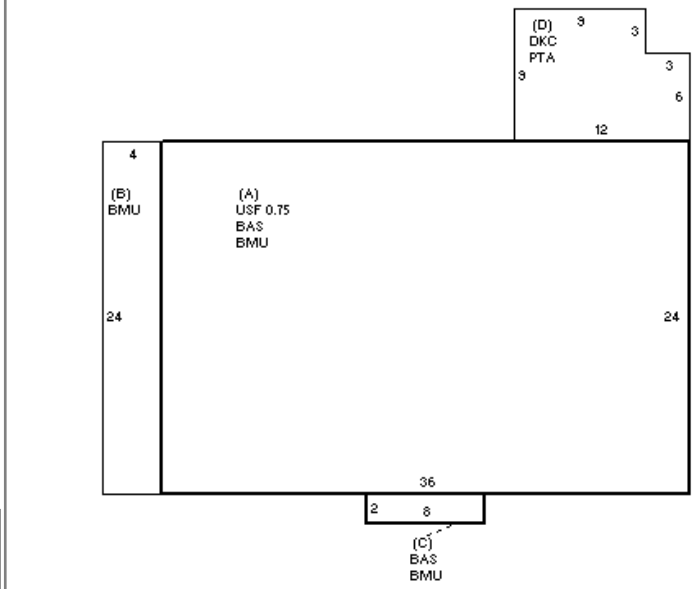
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	178,100	157,600
BUILDING	366,700	328,100
DETACHED	9,500	9,000
OTHER	0	0
TOTAL	**554,300**	**494,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	10 X 12	2010	120	16.42	1,800
APO	A	1.00	10	0.90		2020		0.00	
PTD	A	1.00	A	0.75	13X28		364	4.00	1,100
DKC	A	1.00	A	0.75	10X42		420	21.10	6,600

PHOTO 08/02/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/2/2022	SL
LIST	8/2/2022	EST
REVIEW	8/16/2022	TL

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,528	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	976		44.09	43,027
+	BAS	L	BASE AREA	880	1997	239.74	210,975
A	USF	L	UPPER STORY FIN	648	1997	131.45	85,183
D	PTA	N	PATIO	99		17.60	1,742
D	DKC	N	DECK-COMPOSITE	99		75.91	7,515
	BMF	N	BSMT FINISH	600		52.97	31,783
	BMG	O	BSMT GARAGE	1		8,617.50	8,618
	FIX	O	XTRA FIXTURES	6		2,574.70	15,448
	GFP	O	GAS FIREPLACE	1		7,737.40	7,737

TOTAL RCN	412,028

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

EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	$366,700