Key: 8720

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,893

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORREST NATALIE S TR NATALIE S FORREST TRUST 39 SPINNAKER LANE POCASSET, MA 02559	39.0-243-0	39 SPINNAKER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORREST NATALIE S TR	08/03/2012	F	1	26558-172
FORREST NATALIE S	11/30/1989	XX		6973-84

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	%
930163	04/28/1993	6	FENCE	1,000	12/10/1993	JS	100	100
920510	09/30/1992	1	NEW CONSTRUC	90,000	08/11/1994	DMB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,514	11 1.00	100 1.00	100 1.00	235,700	2.12	A 1.00	R05 1.00			177,970

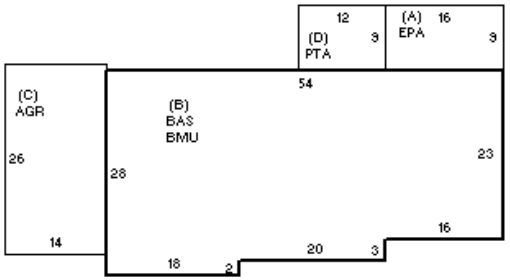
TOTAL	15,507 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	178,000	157,500
BUILDING	285,300	252,400
DETACHED	0	0
OTHER	0	0
TOTAL	463,300	409,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/20/2008



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	8/20/2008	RJM
LIST	9/2/2008	RJM
REVIEW	9/5/2008	RJM

YEAR BLT	1992	SIZE ADJ	1.015
NET AREA	1,392	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	3	W/W CARPET	1.00
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	EPA	N	ENCLOSED PORCH	144		82.67	11,905
B	BMU	N	BSMT UNFINISHED	1,392		32.10	44,686
B	BAS	L	BASE AREA	1,392	1992	188.89	262,940
C	AGR	N	ATT GARAGE	364		70.14	25,529
D	PTA	N	PATIO	108		14.36	1,551
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN 361,087

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

EFF.YR/AGE 1998 / 24

COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79

RCNLD $285,300