

Key: 8721

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.894

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| SOLITARIO RALPH C 41 SPINNAKER LN POCASSET, MA 02559 | | | | 39.0-244-0 | | | | 41 SPINNAKER LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SOLITARIO RALPH C | | | | 06/07/2013 | QS | 275,000 | 27443-193+4 | | | | |
| AVERELL ELINOR TR ELINOR | | | | 07/23/2010 | F | 10 | 24701-58 | | | | |
| AVERELL ELINOR R TR OF | | | | 10/24/1991 | D | 149,000 | 9957-79 | | | | |

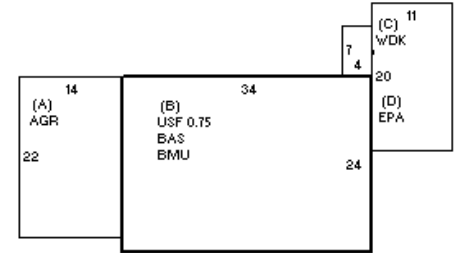
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| EXB-23-195 | 04/07/2023 | 10 | WOODSTOVE | 9,183 | | | | |
| | | 12 | CYCLICAL | | 08/10/2016 | | | 100 |
| 14335 | 05/12/2014 | 15 | INSULATE/WEA | 1,400 | 08/14/2014 | | | 100 |
| 920578 | 11/16/1992 | 2 | ADDITIONS | 11,500 | 03/31/1993 | JS | | 100 |
| 910190 | 05/02/1991 | 1 | NEW CONSTRUC | 85,000 | 02/01/1992 | HS | | 100 |

| 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 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 178,000 | 157,500 | | | |
| Infl1 | AVG | | BUILDING | 276,800 | 244,900 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 454,800 | 402,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 08/20/2008

| BUILDING | CD | ADJ | DESC | MEASURE | 8/20/2008 | RJM |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/9/2008 | SAL |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/14/2014 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1991 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 350,317 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|
| NET AREA | 1,428 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 308 | | 78.64 | 24,220 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$245 | OVERALL | 1.110 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BMU | N | BSMT UNFINISHED | 816 | | 41.08 | 33,524 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 816 | 1991 | 223.42 | 182,310 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | USF | L | UPPER STORY FIN | 612 | 1991 | 122.50 | 74,973 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | WDK | N | WOOD DECK | 28 | | 71.42 | 2,000 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | EPA | N | ENCLOSED PORCH | 220 | | 73.49 | 16,169 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | 9,924.70 | 9,925 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,399.40 | 7,198 | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| EFF.YR/AGE | 1998 / 24 |
|------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$276,800 |