

Key: 8725

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.898

LEGAL

LAND

DETACHED

BUILDING

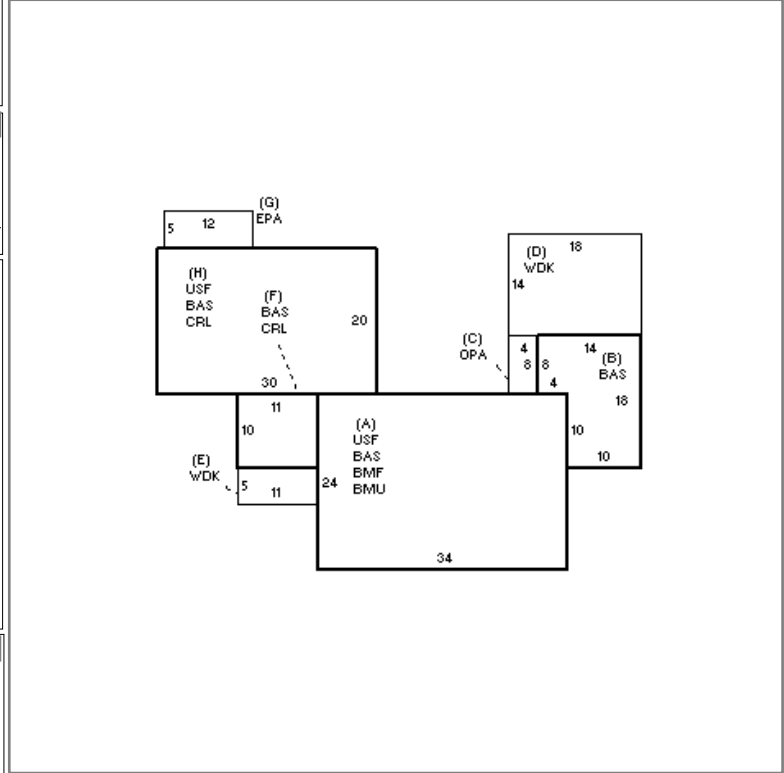
CURRENT OWNER				PARCEL ID				LOCATION			
PULITI NEDO R & KATHLEEN M PULITI 34 SPINNAKER LANE POCASSET, MA 02559-1912				39.0-248-0				34 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PULITI NEDO R &				02/16/1990	XX		7065-228				

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	%
18896	10/16/2018	2	ADDITIONS	117,100	03/02/2020	TL	100	100
12318	05/14/2012	2	ADDITIONS	14,000	12/23/2015	SW	100	100
02621	09/12/2002	6	FENCE	4,200	11/05/2003	TL	100	100
01384	07/03/2001	4	DETACH.STRUC	21,100	11/05/2003	TL	100	100
960302	07/02/1996	8	POOL	13,000	07/30/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	16,049	11	1.00	100	1.00	100	1.00	235,700	2.06	A	1.00	R05	1.00									178,810

TOTAL	16,030 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	178,800	158,300			
Infl1	AVG		BUILDING	603,300	533,800			
N_Index	AVG		DETACHED	15,200	14,400			
			OTHER	0	0			
		TOTAL		797,300	706,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPV	G	1.20	G 0.80	20 X 36	1996	720	20.61	11,900
PTD	A	1.00	A 0.75			456	3.76	1,300
SHF	A	1.00	10 0.90	8 X 8			17.61	
HTB	A	1.00	30 0.70		1	2,826.30	2,000	



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2019	RP
MODEL	1		RESIDENTIAL	LIST	7/15/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/20/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	0.995
NET AREA	3,154	DETAIL ADJ	1.000
\$NLA(RCN)	\$197	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	13	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		39.62	32,330
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	816		37.71	30,773
ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	816	1990	192.44	157,033
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	816	1990	112.97	92,180
FLOOR COVER	1	HARDWOOD	1.02	B	BAS	L	BASE AREA	212	2012	192.45	40,799
INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	32		88.52	2,833
HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	307		23.21	7,126
FUEL SOURCE	2	GAS	1.00	+	CRL	N	BSMT CRAWL	710		27.91	19,817
USE	0		1.00	+	BAS	L	BASE AREA	710	2019	192.44	136,635
				G	EPA	N	ENCLOSED PORCH	60		110.16	6,609
				H	USF	L	UPPER STORY FIN	600	2019	112.97	67,780
					F21	O	FPL 2S 1OP	1		9,571.30	9,571
					FIX	O	XTRA FIXTURES	8		2,313.93	18,511

TOTAL RCN	621,996
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$603,300