

Key: 8727

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.900

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CODY DAVID S & ELAINE CODY 38 SPINNAKER LN POCASSET, MA 02559-1912				39.0-250-0				38 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CODY DAVID S & PRIESTLY				05/24/1995	A	132,900	10997-35				
RAFS LIMITED PARTNERSHIP				06/29/1994	B	850,000	N/A-N/A				
				03/02/1994	B	100	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	%
09086	03/26/2009	2	ADDITIONS	29,400	12/23/2015	SW	100	100
09046	02/13/2009	4	DETACH.STRUC		05/11/2010		100	100
05491	07/25/2005	8	POOL	2,500	08/16/2006	DB	100	100
01363	06/25/2001	4	DETACH.STRUC	220	01/02/2002	TL	100	100
940354	08/02/1994	1	NEW CONSTRUC	65,000	02/16/1995	JS	100	100

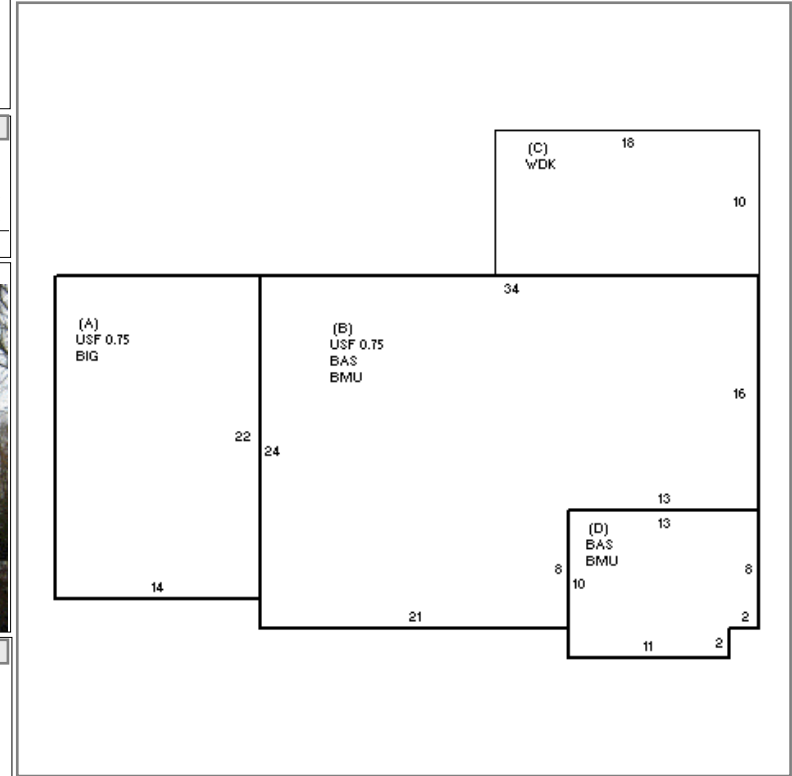
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	18,178	11	1.00	100	1.00	100	1.00	235,700	1.85	A	1.00	R05	1.00									182,150

TOTAL	18,165 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	182,200	161,200			
Infl1	AVG		BUILDING	344,100	304,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	526,300	465,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2015	SW
MODEL	1		RESIDENTIAL	LIST	8/20/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	12/28/2015	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	1.010
NET AREA	1,603	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		3	1.00
FIXTURES		12	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	308		110.18	33,934
A	USF	L	UPPER STORY FIN	231	2009	135.30	31,254
+	BMU	N	BSMT UNFINISHED	838		45.37	38,024
B	BAS	L	BASE AREA	712	1994	246.75	175,689
B	USF	L	UPPER STORY FIN	534	1994	135.30	72,250
C	WDK	N	WOOD DECK	180		43.52	7,834
D	BAS	L	BASE AREA	126	1994	246.75	31,091
	F21	O	FPL 2S 1OP	1		10,961.20	10,961
	FIX	O	XTRA FIXTURES	7		2,649.87	18,549

TOTAL RCN	419,586
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$344,100