Key: 9606

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,831

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPEERS KATHLEEN A &	43.4-65-0	25 QUAIL HILL RD
DANIEL P HINDS		
PO BOX 3177		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPEERS KATHLEEN A &	06/28/2016	F	10	29757-232
SPEERS KATHLEEN A	12/15/2003	F	1	18034-86
SPEERS FRANCES E &	06/23/1987	XX		5804-239

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	%
19136	02/28/2019	3	ALT/RENO	11,750			100	100
06427	07/12/2006	3	ALT/RENO	15,000	09/05/2007	TL	100	100
06152	03/22/2006	1	NEW CONSTRUC	200,000	06/30/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,900	11 1.00	100 1.00	100 1.00	424,260	3.16	A 1.00	R09 1.80			304,480

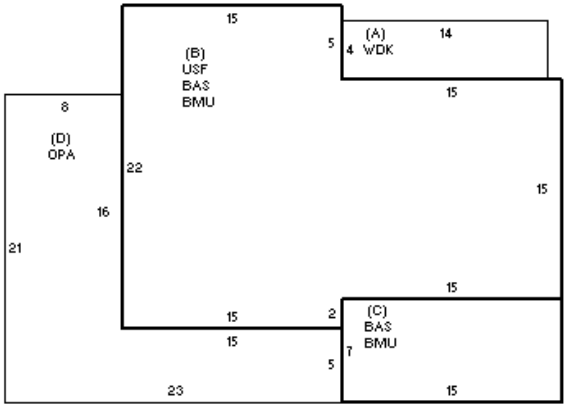
TOTAL	9,888 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	304,500	247,000
BUILDING	268,600	240,200
DETACHED	9,100	8,600
OTHER	0	0
TOTAL	**582,200**	**495,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	P 0.40	14 X 46		644	31.79	8,200
SHF	L 0.90	P 0.40	7 X 22		154	14.35	900

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/5/2007	TL
LIST	9/5/2007	EST
REVIEW	3/8/2019	TL

YEAR BLT	2006	SIZE ADJ	1.015
NET AREA	1,215	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	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	2	HIP	1.02
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	WDK	N	WOOD DECK	56		62.34	3,491
+	BMU	N	BSMT UNFINISHED	660		53.47	35,293
+	BAS	L	BASE AREA	660	2006	239.62	158,149
B	USF	L	UPPER STORY FIN	555	2006	127.82	70,941
D	OPA	N	OPEN PORCH	243		68.37	16,613
	FIX	O	XTRA FIXTURES	3		2,473.97	7,422

TOTAL RCN	291,908

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$268,600