Key: 9641

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,870

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEST JOSEPH A & CHRISTINE M 19 FIELDSTONE DRIVE MANSFIELD, MA 02048	43.4-107-0	2 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEST JOSEPH A & CHRISTINE	08/27/2019	QS	567,000	32250-111
NOONE RICHARD JR ETUX	03/03/2017	QS	517,000	30330-233
LEONE LAWRENCE C & ETHEL	09/28/2010	F	10	24863-133

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-22-839	12/13/2022	3	ALT/RENO	70,000	06/30/2023	TL	100	100
930617	11/19/1993	3	ALT/RENO	3,800	12/01/1994	JS	100	100
900376	07/24/1990	4	DETACH.STRUC	500	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	11 1.00	100 1.00	100 1.00	518,540	2.01	A 1.00	BA- 2.20			394,930

TOTAL	16,509 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

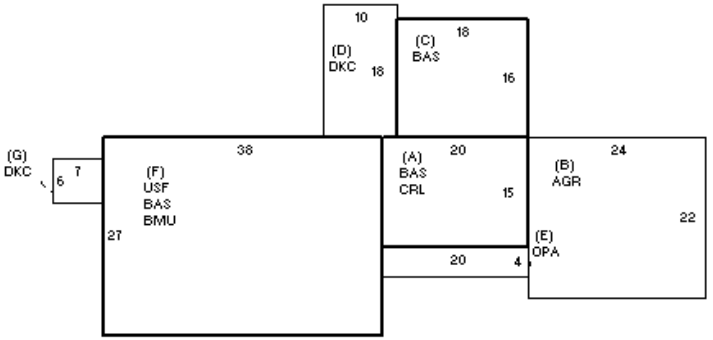
NOTE: No water view

ASSESSED	CURRENT	PREVIOUS
LAND	394,900	349,500
BUILDING	498,300	418,300
DETACHED	0	0
OTHER	0	0
TOTAL	**893,200**	**767,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 04/10/2023



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	4/10/2023	SL
LIST	4/10/2023	VER
REVIEW	7/25/2023	RP

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,640	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	300		38.49	11,546
+	BAS	L	BASE AREA	1,326	1950	202.86	268,986
B	AGR	N	ATT GARAGE	528		69.44	36,663
C	BAS	L	BASE AREA	288	2022	202.85	58,422
+	DKC	N	DECK-COMPOSITE	222		70.54	15,661
E	OPA	N	OPEN PORCH	80		80.74	6,459
F	BMU	N	BSMT UNFINISHED	1,026		40.97	42,034
F	USF	L	UPPER STORY FIN	1,026	1950	116.81	119,845
	F21	O	FPL 2S 1OP	1		9,896.90	9,897
	FIX	O	XTRA FIXTURES	7		2,392.57	16,748

TOTAL RCN	586,260

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

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$498,300