Key: 9642

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,871

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLIAMS KATHLEEN F PO BOX 3063 POCASSET, MA 02559	43.4-108-0	7 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLIAMS KATHLEEN F	10/16/2013	QS	299,000	27761-305
FLAHERTY BRIAN C ETUX	09/04/2009	QS	296,000	24014-186
BRENNAN FRANCIS T &	09/20/2004	QS	355,000	19045-262

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-21-440	06/25/2021	9	DECK	14,000			0	0
20177	02/24/2020	3	ALT/RENO	37,000	04/07/2021	TL	100	100
15195	04/07/2015	2	ADDITIONS	50,000	04/11/2018	TL	100	100
14245	04/16/2014	15	INSULATE/WEA	4,500	08/12/2014		100	100
10050	02/22/2010	3	ALT/RENO	2,200	03/01/2011		100	100

LAND

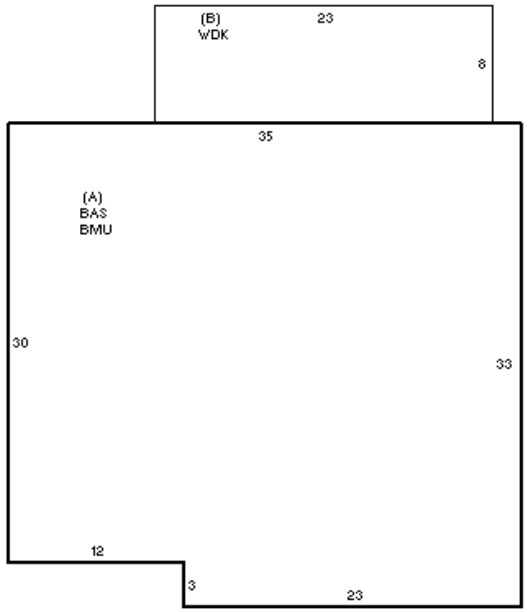
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	11 1.00	100 1.00	100 1.00	518,540	4.23	A 1.00	BA- 2.20			362,830

TOTAL	7,187 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: Approximate to Cedar Point Assoc. Beach

ASSESSED	CURRENT	PREVIOUS
LAND	362,800	321,100
BUILDING	229,800	203,300
DETACHED	0	0
OTHER	0	0
TOTAL	**592,600**	**524,400**



DETACHED

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

PHOTO 04/11/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/11/2018	TL
LIST	4/11/2018	EST
REVIEW	4/11/2018	TL

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,119	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,119		36.64	41,002
A	BAS	L	BASE AREA	1,119	1959	192.90	215,852
B	WDK	N	WOOD DECK	184		35.15	6,467
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	1		2,140.30	2,140

TOTAL RCN	273,518

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$229,800