

Key: 1038

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.047

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
AUCOIN ROBERT & PAULA TRS				6.0-118-0				3 OCEAN PINES DR				
AUCOIN FAMILY REVOC TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
3 OCEAN PINES DR				AUCOIN ROBERT & PAULA TRS				07/20/2020	F	1	33088-54	
SAGAMORE BEACH, MA 02562				AUCOIN ROBERT W & PAULA				08/14/2017	QS	402,400	30696-345	
				PAQUETTE JARROD				07/29/2003	QS	312,500	17354-223	

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	%
19702	07/31/2019	15	INSULATE/WEA	2,843				
		12	CYCLICAL		02/01/2018	TL	100	100
01412	07/09/2001	9	DECK	3,000	08/19/2003	TL	100	100
200436	07/18/2000	8	POOL	3,000	04/02/2001	TL	100	100
990050	01/28/1999	1	NEW CONSTRUC	95,400	11/02/1999	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,319	1	1.00	100	1.00	100	1.00	259,270	2.14	A	1.00	R04	1.10			195,430

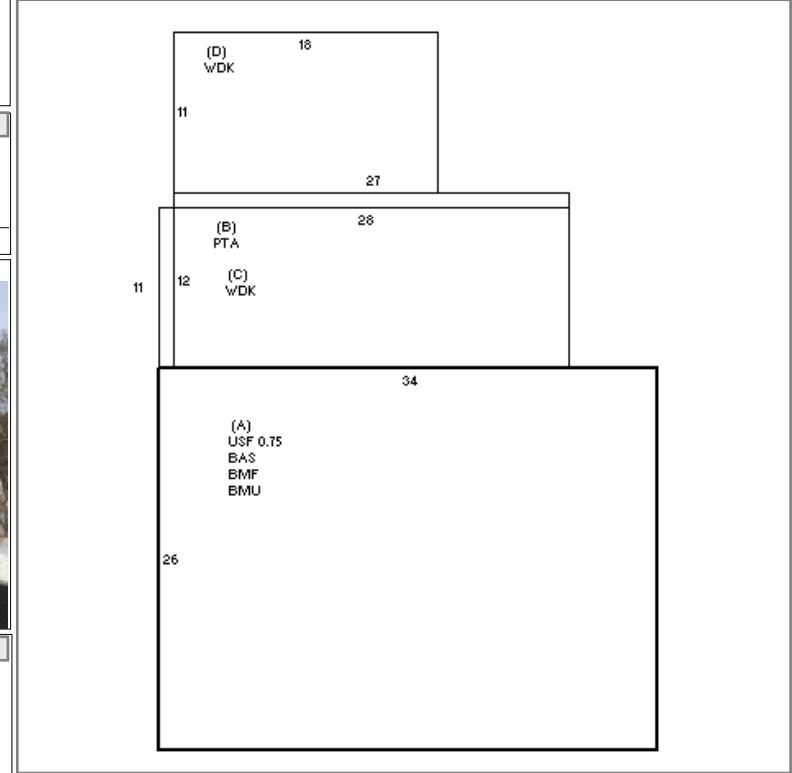
DETACHED

TOTAL	15,333 SF	ZONING	1	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,400	173,000			
Infl1	AVG		BUILDING	332,200	297,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	527,600	470,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/1/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	2/1/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,547	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	1.090

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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		42.15	37,262
A	BMF	N	BSMT FINISH	884		40.12	35,468
A	BAS	L	BASE AREA	884	1999	229.23	202,638
A	USF	L	UPPER STORY FIN	663	1999	125.69	83,332
B	PTA	N	PATIO	308		15.72	4,841
+	WDK	N	WOOD DECK	522		24.69	12,889
	FIX	O	XTRA FIXTURES	4		2,461.58	9,846

TOTAL RCN	386,276	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$332,200	