Key: 1247

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.256

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUFRESNE PAUL D & KERRY A DUFRESNE 8 COACHMANS LANE SAGAMORE BEACH, MA 02562	7.0-58-0	8 COACHMAN'S LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUFRESNE PAUL D &	05/28/1993	L	137,000	8598-194
COLUMBIA TITLE CO INC	04/06/1992	L	1	N/A-N/A
GULL PROPERTIES INC	05/30/1989	F	97,308	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	%
EXB-22-664	10/05/2022	3	ALT/RENO	6,145			100	100
16077	02/03/2016	14	SOLAR	8,580	11/04/2016		100	100
15552	07/07/2015	3	ALT/RENO	5,357			100	100
08012	01/10/2008	10	WOODSTOVE	3,000	08/15/2008	DB	100	100
920533	10/13/1992	1	NEW CONSTRUC	79,900	08/03/1994	DMB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,014	1 1.00	100 1.00	100 1.00	259,270	1.71	A 1.00	R04 1.10			203,530

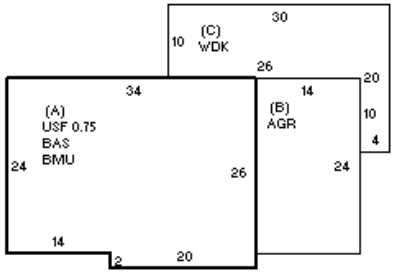
TOTAL	19,994 SF	ZONING	1	FRNT	112
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	180,100
BUILDING	281,900	249,400
DETACHED	0	0
OTHER	0	0
TOTAL	**485,400**	**429,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2021	NMP
LIST	3/21/2017	EST
REVIEW	8/18/2008	DB

YEAR BLT	1992	SIZE ADJ	1.015
NET AREA	1,498	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	856		41.08	35,167
A	BAS	L	BASE AREA	856	1992	223.42	191,248
A	USF	L	UPPER STORY FIN	642	1992	122.50	78,648
B	AGR	N	ATT GARAGE	336		78.64	26,422
C	WDK	N	WOOD DECK	340		24.06	8,182
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	356,790

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$281,900