

Key: 1675

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.676

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PIMENTAL JOHN C II & KRISTY A PIMENTAL 24 YEARLING RUN RD BOURNE, MA 02532				10.0-2-0				24 YEARLING RUN RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				PIMENTAL JOHN C II & DOW EDWARD F III				12/28/2020	QS	457,500	33616-216	
EMC MORTGAGE CORP				04/11/2008	S	273,000	22824-137					
				03/04/2008	L	402,000	22722-217					

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-22-826	12/09/2022	14	SOLAR	51,000			100	100
15055	02/03/2015	15	INSULATE/WEA	1,136	04/10/2015		100	100
14078	02/12/2014	15	INSULATE/WEA	2,000			100	100
13653	09/25/2013	10	WOODSTOVE	1,000			100	100
04018	01/13/2004	1	NEW CONSTRUC	150,000	06/06/2005	TL	100	100

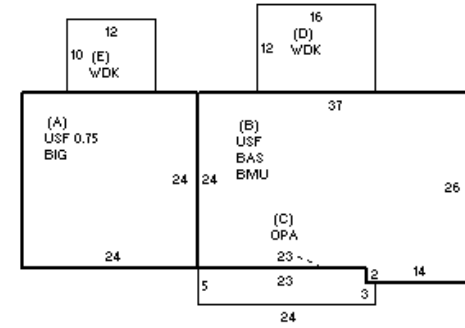
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	3	1.00	100	1.00	100	1.00	188,560	0.64	A	1.00	R03	0.80		223,330
300	A	0.323	3	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R03	0.80		4,210

TOTAL	2.160 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		N	INDIAN WOOD LAND, ADDRESS WAS 0			LAND	227,500	201,400
Infl1	AVG		O	BOURNEDALE			BUILDING	456,500	408,600
N_Index	AVG		T	Frontage on Joseph Rd (paper rd)			DETACHED	1,800	1,700
			E				OTHER	0	0
							TOTAL	685,800	611,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2021	TL
MODEL	1		RESIDENTIAL	LIST	1/11/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/11/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2004	SIZE ADJ	1.005
NET AREA	2,264	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		88.53	50,992
A	USF	L	UPPER STORY FIN	432	2009	117.39	50,713
B	BMU	N	BSMT UNFINISHED	916		41.17	37,715
B	BAS	L	BASE AREA	916	2004	223.91	205,101
B	USF	L	UPPER STORY FIN	916	2004	117.39	107,532
C	OPA	N	OPEN PORCH	118		77.47	9,141
+	WDK	N	WOOD DECK	312		24.12	7,524
BMF	N	BSMT FINISH		458		49.47	22,658
FIX	O	XTRA FIXTURES		9		2,404.52	21,641
GFP	O	GAS FIREPLACE		1		7,226.40	7,226
MST	O	MAS/METAL STACK		1		4,506.30	4,506

TOTAL RCN	524,750	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87

RCNLD	\$456,500
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