

Key: 7528

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.684

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROLFE GINA 4 PINEHURST DR BOURNE, MA 02532				35.1-146-0				4 PINEHURST DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROLFE GINA				08/02/2006	F	100	21239-313					
ROLFE DANIEL F &				07/16/1996	QS	123,500	10301-128					
HOLGERSON MARGARET E				01/01/1987	QS	132,000	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,293 9	1.00	100	1.00	235,700	1.51	A	1.00	R04	1.00	190,180

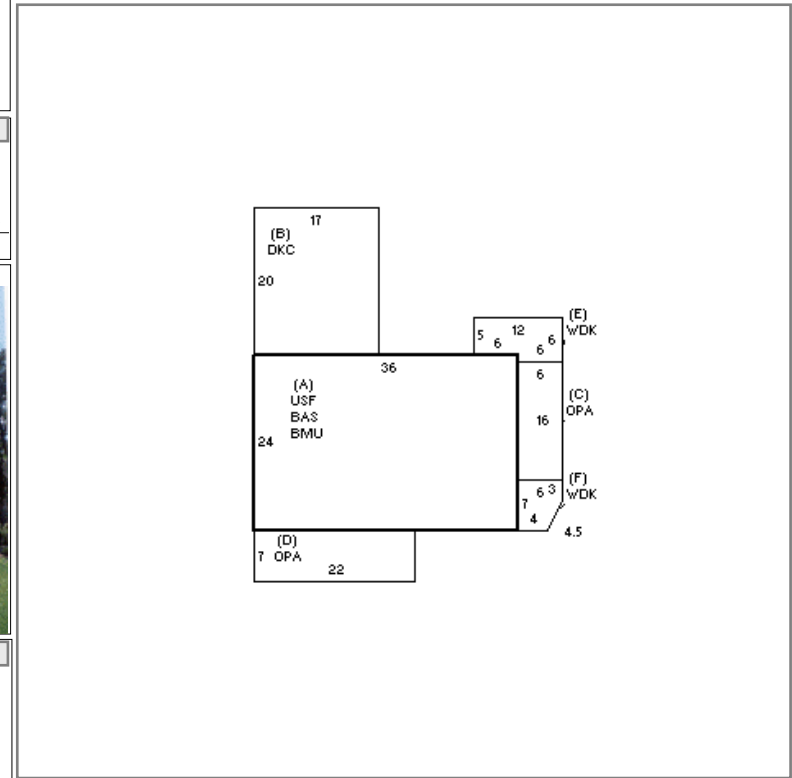
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13140	03/07/2013	9	DECK	1,800	02/25/2015		100	100
11434	07/28/2011	3	ALT/RENO	1,100	02/25/2015		100	100
04313	05/17/2004	8	POOL		08/18/2004	JS	100	100
03017	01/22/2003	3	ALT/RENO	5,000	08/18/2004	JS	100	100

LAND

TOTAL	23,305 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	190,200	168,300
Infl1	AVG		BUILDING	327,300	289,600			
N_Index	AVG		DETACHED	15,800	14,700			
			OTHER	0	0			
						TOTAL	533,300	472,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X 12	144	16.42	2,100
IPG	A	1.00	10 0.90	16 X 32	2004	29.72	13,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/2/2006	JS
MODEL	1		RESIDENTIAL	LIST	1/23/1990	JS
STYLE	4	1.05	CAPE [100%]	REVIEW	1/2/2006	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,672		
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.14	34,685	CONDITION ELEM	CD		
\$NLA(RCN)	\$243	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1986	218.31	188,623	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	864	1986	118.51	102,395	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	DKC	N	DECK-COMPOSITE	340		69.12	23,502	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	250		64.79	16,198	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	104		43.51	4,525	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		BMF	N	BSMT FINISH	864		38.21	33,014	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,697.80	9,698				
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,344.57	7,034				
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$327,300