

Key: 7529

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.685

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSSI NICHOLAS A & BARBARA J ROSSI 6 PINEHURST DR BOURNE, MA 02532-4234				35.1-147-0				6 PINEHURST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSSI NICHOLAS A & NICHOLSON JOHN W & CHRIST				03/24/1998	A	125,500	11305-121				
NICHOLSON JOHN W				11/25/1992	A	1	N/A-N/A				
					XX		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	%
02578	08/29/2002	2	ADDITIONS	19,000	10/03/2006	MJ	100	100
01462	08/01/2001	3	ALT/RENO	4,600	10/03/2006	MJ	100	100

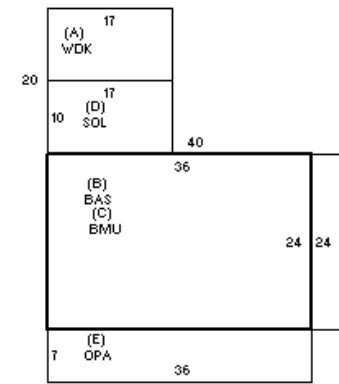
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,121	9	1.00	100	1.00	100	1.00	235,700	1.70	A	1.00	R04	1.00			185,190

TOTAL	20,125 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	185,200	163,900	
Infl1	AVG		BUILDING	283,300	250,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		468,500	414,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2006	MJ
MODEL	1		RESIDENTIAL	LIST	10/3/2006	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/3/2006	MJ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,232
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	340		22.65	7,701	CONDITION ELEM	CD
\$NLA(RCN)	\$240	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	864	1986	210.30	181,701	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	960		38.67	37,124	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	SOL	N	SOLARIUM	170		101.64	15,728	KITCHEN	A
				FLOOR COVER	13	HARDWOOD-W/W	1.00	E	OPA	N	OPEN PORCH	252		62.41	17,279	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		USF	L	UPPER STORY FIN	648	1986	115.31	74,722	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	2		7,559.25	15,119	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,341.90	9,342		
				USE	0		1.00		FIX	O	XTRA FIXTURES	2		2,258.35	4,517		

CAPACITY

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$283,300