

Key: 7531

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.687

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HILL JOHN E JR ETUX LOUANNE HILL 10 PINEHURST DR BOURNE, MA 02532		35.1-149-0	10 PINEHURST DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HILL JOHN E JR ETUX HILL JOHN E JR &		10/18/2012 06/29/1987	F XX		10 26775-292 5804-123	

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 %
15602	07/17/2015	6	FENCE	9,592			100 100
07162	04/09/2007	4	DETACH.STRUC	25,000	08/23/2007	DB	100 100

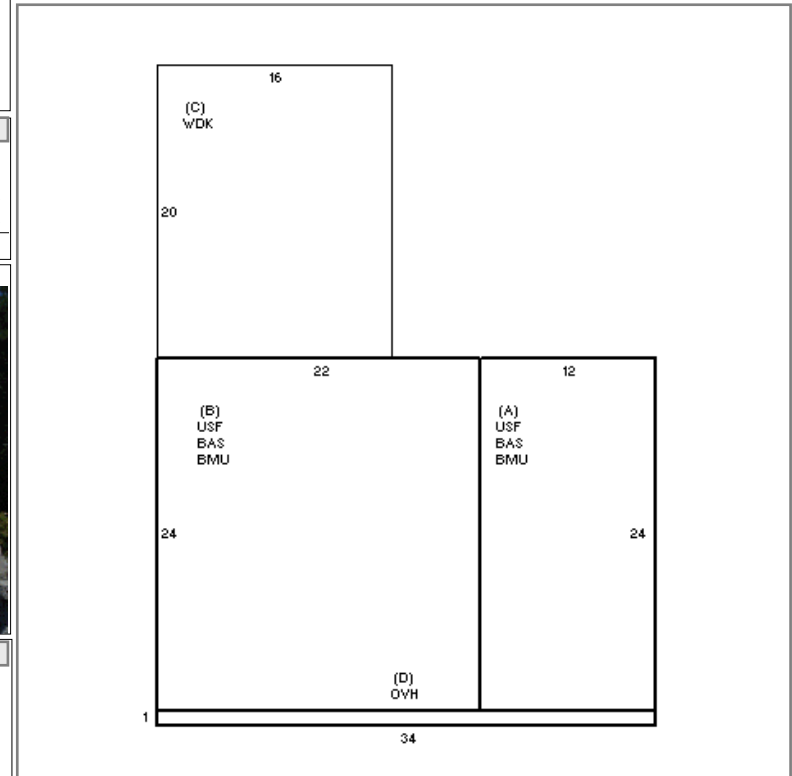
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,000	9	1.00	100	1.00	100	1.00	235,700	1.71	A	1.00	R04	1.00			185,010

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,000	163,700			
Infl1	AVG		BUILDING	267,400	236,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
		TOTAL	454,500	402,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 14	2007	140	16.42	2,100
APO	A	1.00	10 0.90	12 X 24			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/22/2008	REF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,666	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	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	4	VINYL	1.00
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		38.67	31,555
+	BAS	L	BASE AREA	816	1986	210.30	171,606
+	USF	L	UPPER STORY FIN	816	1986	114.16	93,158
C	WDK	N	WOOD DECK	320		22.65	7,249
D	OVH	L	OVERHANG	34	1986	192.04	6,530
	BMG	O	BSMT GARAGE	1		7,559.20	7,559
	F22	O	FPL 2S 2OP	1		9,778.90	9,779
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776

TOTAL RCN	334,210
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$267,400