

Key: 7532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.688

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FILIAULT BRETT T 12 PINEHURST DR BOURNE, MA 02532				35.1-150-0				12 PINEHURST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FILIAULT BRETT T				04/04/2022	QS	465,000	35025-153				
LINDO GREGG & GARY TRS				03/21/2022	F	100	34987-90				
LINDO ERNEST C &					XX		05165-00191				

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-23-214	04/13/2023	3	ALT/RENO		05/24/2023	TL	100	100
12285	05/01/2012	15	INSULATE/WEA	659	06/06/2012		100	100
06304	05/22/2006	6	FENCE	50	08/23/2007	DB	100	100
		3	ALT/RENO	4,600				

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	235,700	1.71	A	1.00 R04			185,010

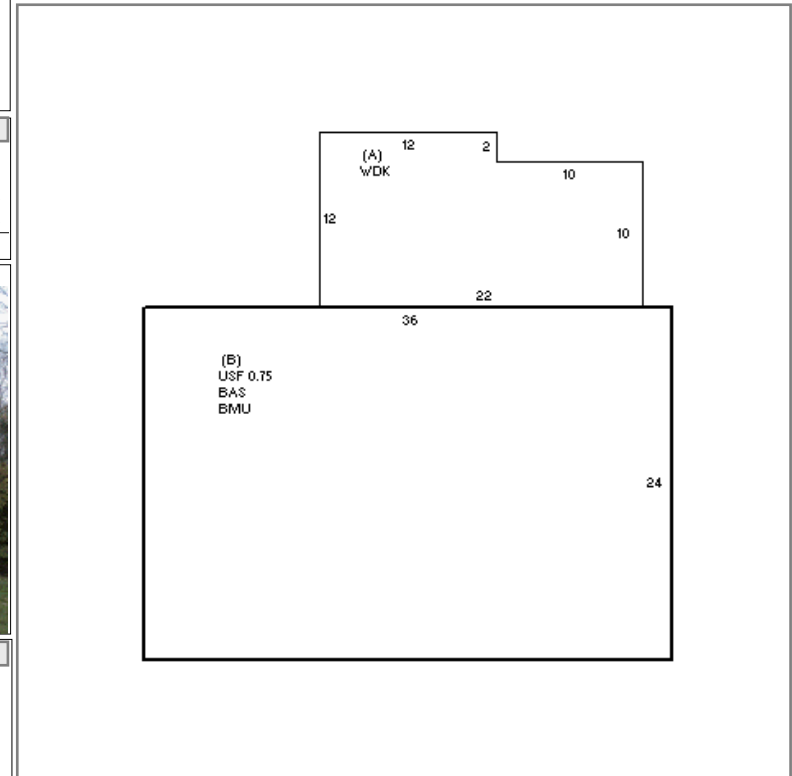
TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	185,000	163,700
Infl1	AVG		LAND	249,000	214,200			
N_Index	AVG		DETACHED	1,000	1,400			
			OTHER	0	0			
			TOTAL	435,000	379,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/16/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/16/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/24/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	244		28.25	6,893
EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	864		39.78	34,367
ROOF SHAPE	3	GAMBREL	1.00	B	BAS	L	BASE AREA	864	1986	216.31	186,892
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	648	1986	118.61	76,857
FLOOR COVER	23	SOFTWOOD-W/W	1.00		F21	O	FPL 2S 1OP	1		9,608.90	9,609
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,322.85	4,646
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$211	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

TOTAL RCN	319,263
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$249,000