

Key: 7534

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.690

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|------------------------------------------------------------------------------|--|--|--|-------------------------------------|--|--|--|-----------------|----|------------|--------------|--|
| POULIN BRENDON & VERONICA M POULIN 16 PINEHURST DR BOURNE, MA 02532 | | | | 35.1-152-0 | | | | 16 PINEHURST DR | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | POULIN BRENDON & GALE VERONICA M | | | | 05/13/2020 | F | 100 | 32900-287 | |
| | | | | LENTELL BETTY J | | | | 01/31/2017 | QS | 290,000 | 30269-264 | |
| | | | | | | | | 07/14/2006 | QS | 315,000 | 21186-159 | |

| 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 % |
| R13-00001 | 01/04/2013 | 3 | ALT/RENO | 5,000 | | | 100 100 |
| 920607 | 12/01/1992 | 4 | DETACH.STRUC | 600 | 04/06/1993 | JS | 100 100 |
| 900462 | 09/04/1990 | 4 | DETACH.STRUC | | 11/18/1991 | HS | 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 |

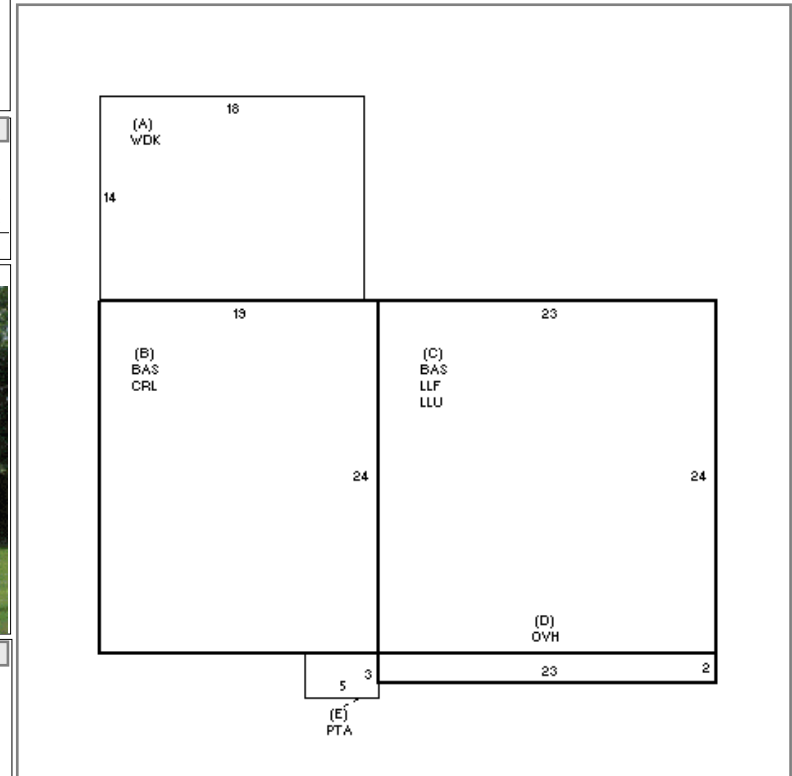
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MO BCH | NOTE | | | | LAND | 185,000 | 163,700 |
| Infl1 | AVG | | BUILDING | 236,600 | 209,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 421,600 | 373,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8 X 8 | | | 0.00 | |
| SHF | A | 1.00 | 50 0.50 6 X 10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/16/2001 | TL |
|----------|----|------|--------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/16/2001 | TL |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] | REVIEW | 8/21/2018 | DB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 295,728 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,606 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | WDK | N | WOOD DECK | 252 | | 26.16 | 6,592 | | |
| \$NLA(RCN) | \$184 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | B | CRL | N | BSMT CRAWL | 456 | | 25.95 | 11,831 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,008 | 1985 | 193.89 | 195,437 | | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | LLU | N | LOWER LEVEL UNF | 552 | | 36.62 | 20,214 | | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | LLF | L | LOWER LEVEL FIN | 552 | 1985 | 62.32 | 34,402 | | G |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | OVH | L | OVERHANG | 46 | 1985 | 182.92 | 8,414 | | A |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | E | PTA | N | PATIO | 15 | | 17.03 | 256 | | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | F11 | O | FPL 1S 10P | 1 | | 8,098.20 | 8,098 | | A |
| | | | | USE | 0 | | 1.00 | D | FIX | O | XTRA FIXTURES | 3 | | 2,150.97 | 6,453 | | A |
| | | | | | | | | E | MST | O | MAS/METAL STACK | 1 | | 4,030.90 | 4,031 | | A |



| CAPACITY | UNITS | ADJ | RCNLD | \$236,600 |
|-----------------|-------|------|-------|-----------|
| STORIES | 1 | 1.00 | | |
| ROOMS | 6 | 1.00 | | |
| BEDROOMS | 3 | 1.00 | | |
| BATHROOMS | 2 | 1.00 | | |
| FIXTURES | 8 | 1.00 | | |
| GARAGE CAPACITY | 0 | 1.00 | | |
| % BSMT FINISH | 0 | 1.00 | | |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1999 / 23 |
|------------|------------|
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |

| RCNLD | \$236,600 |
|-------|-----------|
|-------|-----------|