

Key: 7535

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.691

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
HELEEN PETER C & COLLEEN M HELEEN 18 PINEHURST DR BOURNE, MA 02532-4234		35.1-153-0	18 PINEHURST DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		08/19/1993	QS	114,000	08737-00214

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 %
990084	02/18/1999	3	ALT/RENO	2,000	11/23/1999	MS	100 100

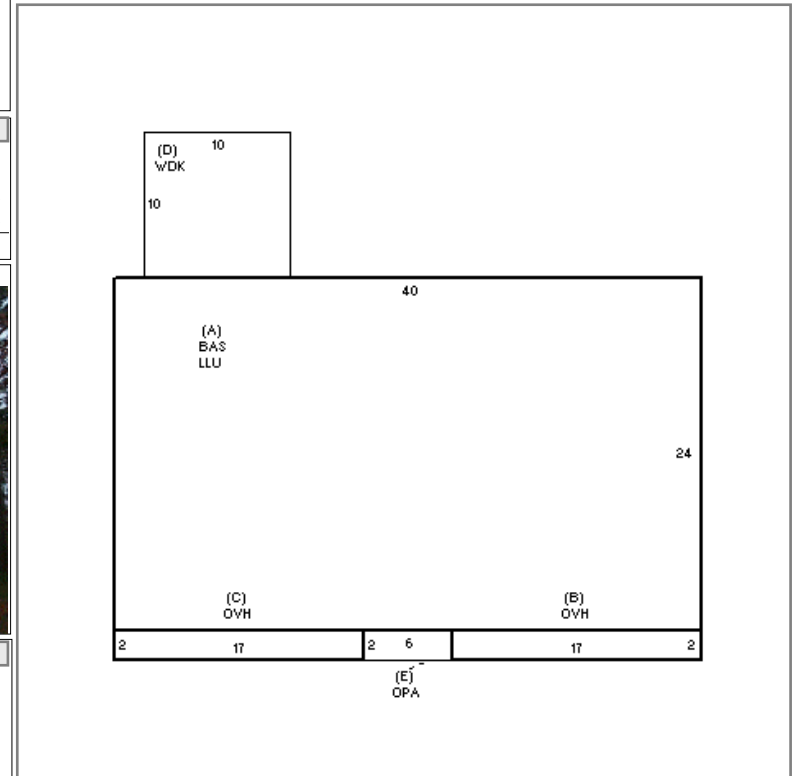
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000 9	1.00	100	1.00	235,700	1.71	A	1.00	R04	1.00	185,010

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,000	163,700			
Infl1	AVG		BUILDING	217,000	192,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	402,000	355,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 10	1999		0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2000	TL
MODEL	1		RESIDENTIAL	LIST	9/12/2000	TLV
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/24/1994	
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,468	DETAIL ADJ	1.000
\$NLA(RCN)	\$190	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	50	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	960		32.52	31,218
A	BAS	L	BASE AREA	960	1985	201.28	193,228
+	OVH	L	OVERHANG	68	1985	183.82	12,500
D	WDK	N	WOOD DECK	100		44.66	4,466
E	OPA	N	OPEN PORCH	12		96.51	1,158
	LLF	L	LOWER LEVEL FIN	440	1985	62.63	27,557
	F11	O	FPL 1S 1OP	1		8,138.30	8,138

TOTAL RCN	278,265
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	\$217,000