

Key: 7536

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.692

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KENT JARED ETUX KENT CAITLIN 20 PINEHURST DR BOURNE, MA 02532				35.1-154-0				20 PINEHURST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT JARED ETUX				05/08/2017	F	1	30472-107				
KENT JARED				07/02/2007	QS	323,000	22161-104				
LENNON JOHN J EXECUTOR				07/02/2007	F		22161-100				

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	%
B-23-28	05/03/2023	2	ADDITIONS	150,000	06/29/2023	TL	0	0
EXB-22-608	09/13/2022	10	WOODSTOVE	5,700			100	100
M-21-55	09/03/2021	3	ALT/RENO	7,000			100	100

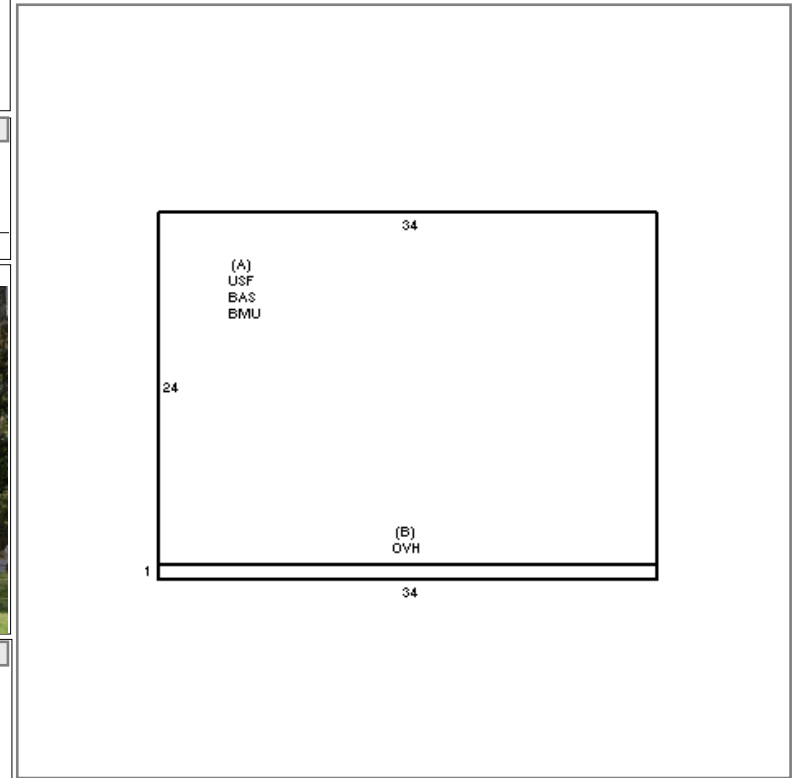
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,072	9	1.00	100	1.00	100	1.00	235,700	1.52	A	1.00	R04	1.00			189,830

TOTAL	23,087 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	189,800	168,000
Infl1	AVG		BUILDING	261,600	231,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	451,400	399,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2017	TL
MODEL	1		RESIDENTIAL	LIST	8/16/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/29/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,666	DETAIL ADJ	1.000
\$NLA(RCN)	\$191	OVERALL	1.050

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	2	SOFTWOOD	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
A	BMU	N	BSMT UNFINISHED	816		38.67	31,555
A	BAS	L	BASE AREA	816	1985	210.30	171,606
A	USF	L	UPPER STORY FIN	816	1985	114.16	93,158
B	OVH	L	OVERHANG	34	1985	192.04	6,530
	F21	O	FPL 2S 10P	1		9,341.90	9,342
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776

TOTAL RCN	318,966
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0 uc
ECON	0
DEPR	18 % GD 82
RCNLD	\$261,600