

Key: 7537

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.693

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUAY CANDACE E 22 PINEHURST DRIVE BOURNE, MA 02532-4234				35.1-155-0				22 PINEHURST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GUAY CANDACE E				08/06/1997	N			10888-348			

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	%
950352	07/25/1995	2	ADDITIONS	10,000	01/08/1998	JS	100	100
940400	08/25/1994	3	ALT/RENO	100	04/27/1995	JS	100	100
900405	08/14/1990	2	ADDITIONS	200	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	40,000	9	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00	216,390
300	A	0.085	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00	1,390

TOTAL	1.003 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	217,800	192,700			
Infl1	AVG		BUILDING	285,900	253,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	503,700	445,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X10			0.00	
OSH	A	1.00	A 0.75 3X6			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/22/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/3/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,768	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		38.67	33,412
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	648	1985	115.31	74,722
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,120	1985	203.58	228,010
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	60		81.27	4,876
FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	716		22.65	16,219
INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		9,341.90	9,342
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	366,581
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	\$285,900