Key: 7539

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,695

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORDON THOMAS J CYNTHIA A GORDON 26 PINEHURST DR BOURNE, MA 02532	35.1-157-0	26 PINEHURST DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORDON THOMAS J	04/05/1991	XX		07488-00191

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	%
04583	08/04/2004	2	ADDITIONS	59,000	09/23/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,679	9 1.00	100 1.00	100 1.00	235,700	1.60	A 1.00	R04 1.00			187,640

TOTAL	21,693 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

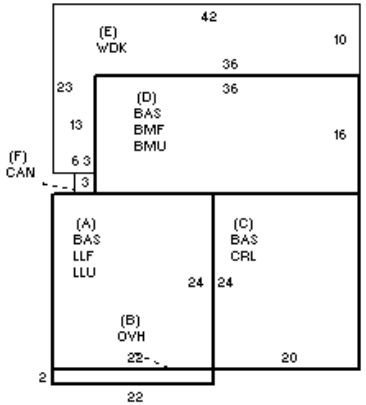
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	187,600	166,100
BUILDING	347,800	307,800
DETACHED	2,300	2,200
OTHER	0	0
TOTAL	**537,700**	**476,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12 X 16		192	15.95	2,300

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/23/2008	TL
LIST	2/6/1990	JS
REVIEW	2/10/2011	TL

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,156	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	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	2	SOFTWOOD	1.02
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	528		35.35	18,663
A	LLF	L	LOWER LEVEL FIN	528	1986	60.15	31,761
+	BAS	L	BASE AREA	1,584	1986	178.84	283,284
B	OVH	L	OVERHANG	44	1986	176.54	7,768
C	CRL	N	BSMT CRAWL	480		25.04	12,021
D	BMU	N	BSMT UNFINISHED	576		44.87	25,847
D	BMF	N	BSMT FINISH	576		42.71	24,602
E	WDK	N	WOOD DECK	498		20.82	10,370
F	CAN	N	CANOPY	9		15.06	136
	F11	O	FPL 1S 1OP	1		7,816.30	7,816
	FIX	O	XTRA FIXTURES	3		2,076.10	6,228
	GFP	O	GAS FIREPLACE	1		6,239.00	6,239

TOTAL RCN	434,733

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			$347,800