

Key: 7549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.705

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SNELL RONALD D ET UX SNELL SHANNON 27 PINEHURST DR BOURNE, MA 02532				35.1-167-0				27 PINEHURST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNELL RONALD D ET UX				05/05/2017	F	10	30468-247				
SNELL RONALD D				07/31/2009	QS	242,000	23933-94				
PAGNINI RONALD A &				06/29/1987	XX		5886-30				


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-23-290	10/26/2023	2	ADDITIONS	405,000				0
B-20-266	09/14/2020	8	POOL	40,000	04/27/2022		100	100
16259	04/12/2016	3	ALT/RENO	10,000	05/16/2018	TL	100	100
15680	08/13/2015	3	ALT/RENO	1,534	05/16/2018	TL	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	241,000	213,300			
N_Index	AVG		DETACHED	27,500	26,100			
			OTHER	0	0			
TOTAL			453,500	403,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	E	1.90	10 0.90	16 X 36	2021	576	53.02	27,500

PHOTO 08/22/2008

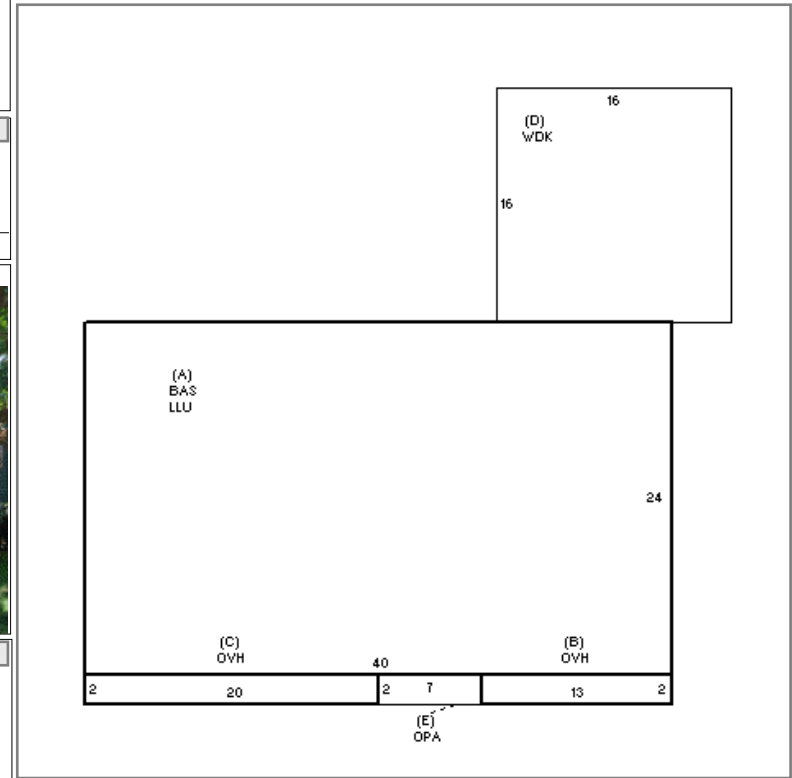


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	TL
MODEL	1		RESIDENTIAL	LIST	12/8/2011	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/27/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,746	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	960		33.01	31,686
\$NLA(RCN)	\$177	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	960	1986	204.29	196,121
				ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	66	1986	186.58	12,314
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	256		26.68	6,830
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	14		97.94	1,371
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	720	1986	63.57	45,769
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S 1OP	1		8,260.10	8,260
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,193.97	6,582
				USE	0		1.00								

TOTAL RCN	308,933	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	\$241,000