Key: 7550

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,706

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CROSS ANDREW J &	35.1-168-0	25 PINEHURST DR
ANNA J ANNECCA		
25 PINEHURST DRIVE		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CROSS ANDREW J &	12/23/2019	QS	451,000	32572-335
GOULET SHAWN & JANINE MAR	11/28/2017	F	100	30925-49
GOULET SHAWN &	05/22/2014	QS	325,000	28158-52

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	%
18802	09/19/2018	3	ALT/RENO	3,000			100	100
11655	10/21/2011	3	ALT/RENO	900			100	100
05798	11/14/2005	3	ALT/RENO	7,684	01/13/2006	TL	100	100
940541	11/02/2994	4	DETACH.STRUC	890	01/17/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,766	9 1.00	100 1.00	100 1.00	235,700	1.44	A 1.00	R04 1.00			192,490

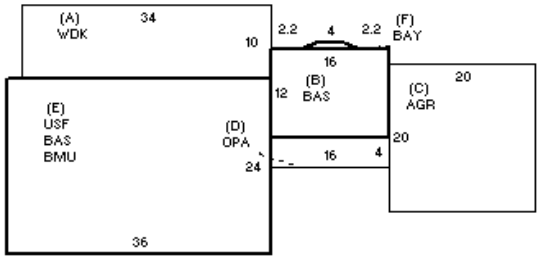
TOTAL	24,786 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	192,500	170,400
BUILDING	406,600	359,800
DETACHED	0	0
OTHER	0	0
TOTAL	**599,100**	**530,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 09/03/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2020	RP
LIST	9/3/2020	EST
REVIEW	9/3/2020	RP

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,926	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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	WDK	N	WOOD DECK	340		23.10	7,855
B	BAS	L	BASE AREA	192	1988	207.65	39,869
C	AGR	N	ATT GARAGE	400		75.50	30,200
D	OPA	N	OPEN PORCH	64		82.90	5,306
E	BMU	N	BSMT UNFINISHED	864		39.44	34,080
E	BAS	L	BASE AREA	864	1986	207.65	179,411
E	USF	L	UPPER STORY FIN	864	1986	116.45	100,610
F	BAY	L	BAYWINDOW	6	1988	195.97	1,176
	F21	O	FPL 2S 1OP	1		9,528.80	9,529
	FIX	O	XTRA FIXTURES	3		2,303.67	6,911

TOTAL RCN	414,947

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		$406,600