Key: 9099

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,304

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIMENTEL JEFFREY J & CAROL A PIMENTEL 47 SALT MARSH LANE POCASSET, MA 02559	43.1-93-0	47 SALT MARSH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIMENTEL JEFFREY J &	02/07/2019	V	630,000	(218567)
FLANAGAN JOANNE D &	08/01/1988	QS	210,000	6376-336

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	%
		4	DETACH.STRUC		06/24/2021	RP	100	100
B-20-162	06/22/2020	4	DETACH.STRUC	107,000	05/17/2022	TL	100	100
B-20-163	06/22/2020	2	ADDITIONS	42,000	05/17/2022	TL	100	100
H533	06/08/2020	3	ALT/RENO		03/16/2021		100	100
19958	10/16/2019	3	ALT/RENO	60,000	03/16/2021		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,200	11 1.00	100 1.00	100 1.00	518,540	1.51	A 1.00	BA- 2.20			418,070

TOTAL	23,217 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

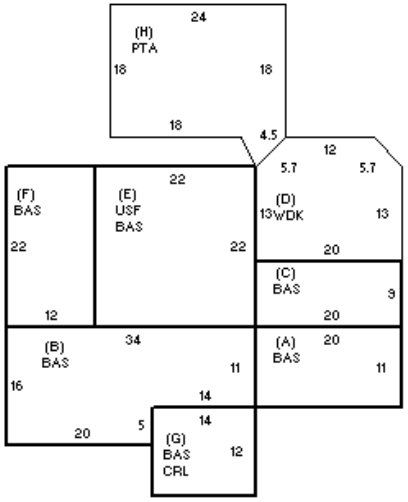
NOTE: ALSO OWNS CONTIGUOUS LOT 132 WHICH IS UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	418,100	370,000
BUILDING	469,900	415,900
DETACHED	80,500	76,700
OTHER	0	0
TOTAL	**968,500**	**862,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	
DGF	S 3.00	10 0.90		2020	892	100.24	80,500

PHOTO 05/23/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2021	RP
LIST	5/23/2022	EST
REVIEW	5/23/2022	TL

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,274	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
+	BAS	L	BASE AREA	1,622	1900	213.42	346,173
D	WDK	N	WOOD DECK	324		25.74	8,340
E	USF	L	UPPER STORY FIN	484	1900	132.59	64,173
G	CRL	N	BSMT CRAWL	168		41.28	6,935
G	BAS	L	BASE AREA	168	2021	213.42	35,855
H	PTA	N	PATIO	444		16.38	7,275
	F21	O	FPL 2S 1OP	1		10,614.80	10,615
	FIX	O	XTRA FIXTURES	8		2,566.19	20,530

TOTAL RCN	499,895

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

EFF.YR/AGE	2013 / 9		
COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94
RCNLD	$469,900		