

Key: 933

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 932

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
STEARNS DANIELS M & JOYCE M STEARNS 5 GREAT PINES DR BOURNE, MA 02532				5.0-32-0				5 GREAT PINES DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				STEARNS DANIELS M & CONNOLLY JAMES M & CONNOLLY JAMES M & ALLISO				02/07/2022	QS	705,000	34887-194	
						02/03/2022	F	1	34880-152			
						06/03/2020	O	451,500	32957-252			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	49,883	3	1.00	100	1.00	100	1.00	259,270	0.86	A	1.00	PEX	1.10			255,100

TOTAL	1.144 Acres		ZONING	2	FRNT	160		ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		N O T E	great waterview Also frontage is on Herring Pond				LAND	255,100	277,100
Infl1	AVG			LAND	443,300	396,800				
N_Index	AVG			BUILDING	0	0				
				DETACHED	0	0				
				OTHER	0	0				
				TOTAL	698,400	673,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/23/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/28/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,066	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$250	OVERALL	1.080	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	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00
				USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,092		41.56	45,382
+	USF	L	UPPER STORY FIN	1,033	1996	118.49	122,399
B	OPA	N	OPEN PORCH	88		81.90	7,207
C	WDK	N	WOOD DECK	256		29.52	7,556
+	BAS	L	BASE AREA	1,033	1996	218.78	225,998
F	PTA	N	PATIO	247		15.50	3,828
	ATF	N	ATTIC FINISH	252		70.75	17,829
	ATU	N	ATTIC UNF	252		48.17	12,139
	BGF	N	BSMT GOOD FINIS	360		85.62	30,822
	BMG	O	BSMT GARAGE	2		8,123.55	16,247
	FIX	O	XTRA FIXTURES	6		2,427.12	14,563
	MST	O	MAS/METAL STACK	1		4,548.40	4,548
	WPL	O	WHIRLPOOL	1		6,996.40	6,996

TOTAL RCN	515,515	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	U	
EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$443,300	

