Key: 14413

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,618

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TEAHAN MICHAEL W & PAMELA J TEAHAN 8 CHAPIN LN BOURNE, MA 02532-2392	3.0-208-0	8 CHAPIN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TEAHAN MICHAEL W &	09/03/2004	QS	329,000	19004-177
BUCCAFUSCA ROBERT A &	03/19/1999	QS	127,500	12136-235
CHAPIN LANE LLC				11462-146

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

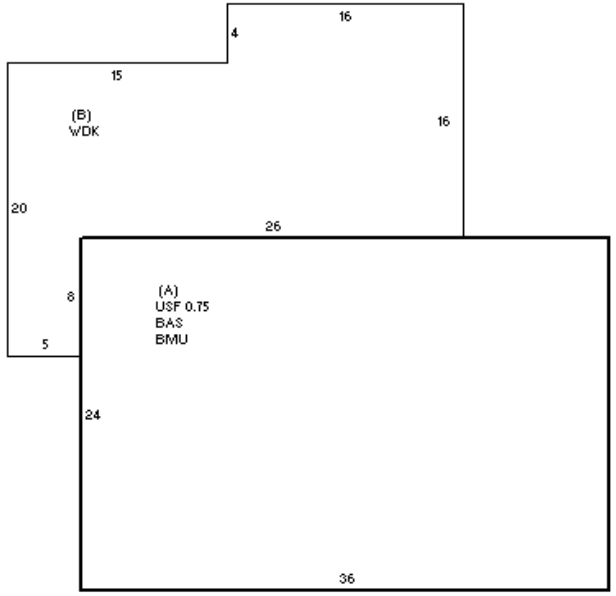
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		01/18/2018	TL	100	100
05507	08/29/2005	4	OUT BUILDING	2,800	08/23/2007	DB	100	100
05213	04/06/2005	8	POOL	2,300	08/23/2007	DB	100	100
980607	10/13/1998	1	NEW CONSTRUC		10/08/1999	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	53,026	3 1.00	100 1.00	100 1.00	212,130	0.83	A 1.00	R05 0.90			213,140

TOTAL	1.217 Acres	ZONING	2	FRNT	75
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	213,100	209,600
BUILDING	273,100	241,700
DETACHED	2,000	1,900
OTHER	0	0
TOTAL	**488,200**	**453,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12X14	2005	168	15.95	2,000
APO	A 1.00	A 0.75	15X30	2005		0.00	

PHOTO 01/19/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/18/2018	TL
LIST	1/18/2018	EST
REVIEW		

YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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	BMU	N	BSMT UNFINISHED	864		39.41	34,049
A	BAS	L	BASE AREA	864	1998	214.31	185,162
A	USF	L	UPPER STORY FIN	648	1998	117.51	76,145
B	WDK	N	WOOD DECK	476		23.08	10,988
	FIX	O	XTRA FIXTURES	3		2,301.53	6,905
	MST	O	MAS/METAL STACK	1		4,313.10	4,313

TOTAL RCN 317,560

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

EFF.YR/AGE 2005 / 17

COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86

RCNLD $273,100