

Key: 7642

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.797

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SANTOS JOHN 27 TARA TERRACE BOURNE, MA 02532				35.2-88-0				27 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANTOS JOHN				07/15/2021	QS	450,000	34296-127				
HAMPLIN ROSANNE &				07/27/2018	QS	334,000	31428-218				
SMITH ROBERT III ETUX				05/28/2015	QS	293,000	288898-192				

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	%
04589	08/04/2004	13	OTHER		09/08/2018	DB	100	100
970159	04/10/1997	4	DETACH.STRUC	2,100	09/15/2006	DB	100	100
		2	ADDITIONS	4,000	01/27/1998	JC	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

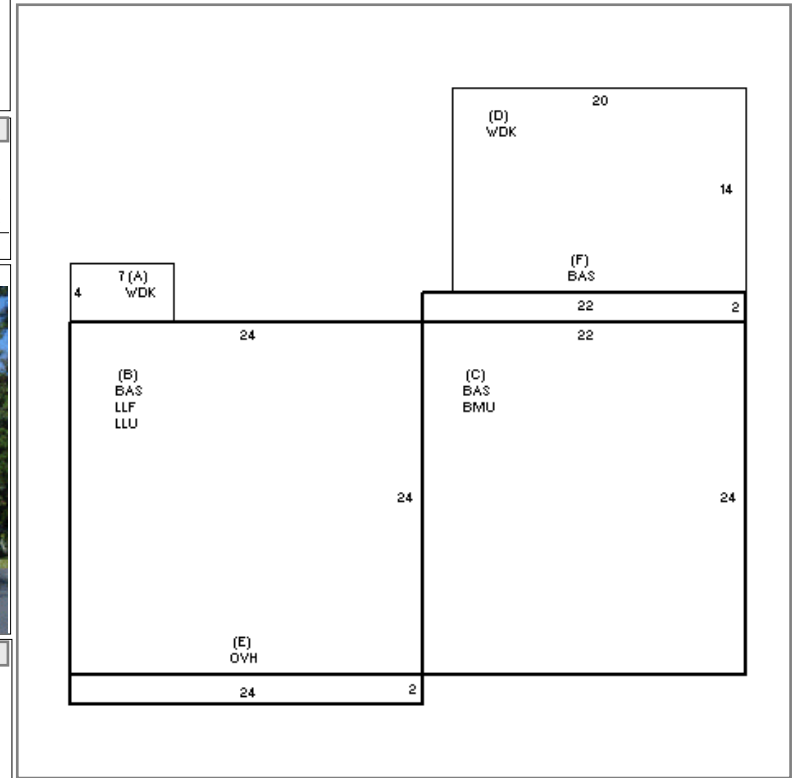
TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,000	163,700			
Infl1	AVG		BUILDING	299,500	265,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	484,500	428,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X12	2004		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/7/2018	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	9/7/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,772	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	308		22.88	7,047
EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	576		38.84	22,369
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	576	1984	66.09	38,069
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	528		49.30	26,032
FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	48	1984	193.98	9,311
INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,148	1984	205.62	236,047
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		8,588.10	8,588
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		4		2,280.93	9,124
USE	0		1.00								

TOTAL RCN	356,587
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$299,500