

Key: 7650

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.805

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MONTOUR DONALD 9 TARA TERRACE BOURNE, MA 02532				35.2-96-0				9 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONTOUR DONALD				01/27/2020	F	10	32649-203				
MONTOUR THOMAS & DONALD T				06/01/2016	F	1	29691-91				
MONTOUR DONALD ETUX				06/14/2010	QS	313,000	24614-238				

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	%
18634	08/01/2018	3	ALT/RENO	5,427			100	100
15511	07/01/2015	14	SOLAR	11,000			100	100
10551	09/17/2010	3	ALT/RENO	19,400	01/26/2011		100	100

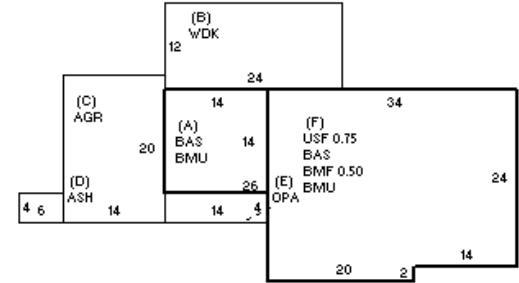
LAND

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	370,700	328,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		555,700	491,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/21/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/26/2008	RJM
STYLE	4	1.05	CAPE [100%]	REVIEW	1/26/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,694	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		12	1.00
GARAGE CAPACITY		1	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	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,052		40.88	43,007
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,052	1985	215.21	226,404
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	288		29.04	8,362
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	280		78.25	21,910
FLOOR COVER	1	HARDWOOD	1.02	D	ASH	N	ATT SHED	24		27.89	669
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	56		85.93	4,812
HEATING/COOLING	2	HOT WATER	1.02	F	BMF	N	BSMT FINISH	428		49.12	21,024
FUEL SOURCE	1	OIL	1.00	F	USF	L	UPPER STORY FIN	642	1985	121.90	78,261
USE	0		1.00	F21	O	FPL	2S 1OP	1		9,875.80	9,876
				FIX	O	XTRA	FIXTURES	7		2,387.46	16,712

TOTAL RCN	431,036
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$370,700