

Key: 7657

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.812

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHAPMAN WILLIAM R 78 TARA TERR BOURNE, MA 02532				35.2-103-0				78 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAPMAN WILLIAM R				04/30/2004	H	100	18527-35				
CHAPMAN WILLIAM R ETUX				03/15/2002	QS	238,000	(135612)				
HILDRETH NORMAN G &				09/18/1997	QS	125,000	(135612)				

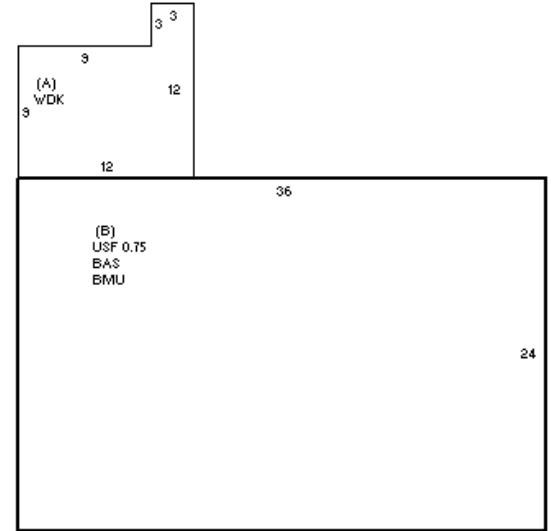
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13168	03/21/2013	3	ALT/RENO	5,000			100 100
970638	12/22/1997	4	OUT BUILDING	550	01/05/1998	JC	100 100
970312	06/19/1997	1	NEW CONSTRUC	65,000	01/05/1998	JC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,001	9	1.00	100	1.00	100	1.00	235,700	1.71	A	1.00	R04	1.00		185,010

DETACHED

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,000	163,700			
Infl1	AVG		BUILDING	257,000	230,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	442,000	393,900			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/13/2002
SHF	A	1.00	A 0.75 8 X 12			0.00			

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2002	TL
MODEL	1		RESIDENTIAL	LIST	5/13/2002	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/13/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,260
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	117		42.70	4,996		
\$NLA(RCN)	\$210	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		39.41	34,049		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1997	214.31	185,162		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	648	1997	117.51	76,145		
				FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GARAGE	1		7,703.20	7,703		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,301.35	9,205		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN	317,260
EXTERIOR	A		
INTERIOR	A		
KITCHEN	A		
BATHS	A		
HEAT	A		
ELECT	A		

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2000 / 22
STORIES	1.75	1.00	COND	19 19 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	19 % GD 81
FIXTURES	9	1.00	RCNLD	\$257,000
GARAGE CAPACITY	1	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		