**Key: 7664**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,819

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **VASAPOLLO ELIZABETH A**<br>**60 TARA TERR**<br>**BOURNE, MA 02532** | **35.2-110-0** | **60 TARA TERR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| VASAPOLLO ELIZABETH A | 12/21/2020 | QS | 375,000 | 33597-323 |
| FORD ETHEL | 02/27/1998 | QS | 144,900 | 11266-142 |
| CIMENO J SCOTT TRS | 12/19/1997 | G | 80,000 | 11127-158 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALT/RENO | | 01/25/2021 | TL | 100 | 100 |
| 970612 | 12/04/1997 | 1 | NEW CONSTRUC | 70,000 | 03/02/1999 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,953 | 9 1.00 | 100 1.00 | 100 1.00 | 235,700 | 1.53 | A 1.00 | R04 1.00 | | | 189,640 |

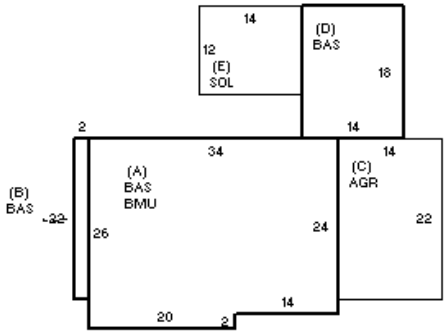
| TOTAL | 22,956 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MO BCH | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 189,600 | 167,800 |
| BUILDING | 309,700 | 276,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **499,300** | **444,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 02/02/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/19/2020 | TL |
| LIST | 1/25/2021 | EST |
| REVIEW | 5/19/2021 | RP |

| YEAR BLT | 1997 | SIZE ADJ | 1.015 |
|---|---|---|---|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $272 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 |
|---|---|---|---|
| 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 856 | | 38.49 | 32,950 |
| + | BAS | L | BASE AREA | 1,152 | 1997 | 202.64 | 233,441 |
| C | AGR | N | ATT GARAGE | 308 | | 73.68 | 22,692 |
| E | SOL | N | SOLARIUM | 168 | | 101.17 | 16,997 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,248.07 | 6,744 |

| TOTAL RCN | 312,824 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | A |
| BATHS | A |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2019 / 3 | | |
|---|---|---|---|
| COND | 2 2 % | | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 1 | % GD | 99 |
| RCNLD | $309,700 | | |