

Key: 7672

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.827

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LAND

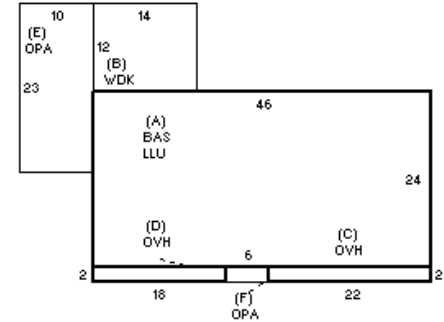
CURRENT OWNER				PARCEL ID				LOCATION				
KALKANIS OLGA 44 TARA TERRACE BOURNE, MA 02532				35.2-118-0				44 TARA TERR				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
KALKANIS OLGA				08/12/2015	F	1 29070-49						
KALKANIS MIKE &				11/30/1989	QS	136,000 6972-294						
ARSENAULT JOSEPH				06/20/1988	QS	65,000 6313-142						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000 9	1.00	100	1.00	235,700	1.64	A	1.00	R04	1.00	186,580

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 %
EXB-22-334	05/31/2022	15	INSULATE/WEA	3,737			100 100
EXB-21-35	01/19/2021	14	SOLAR	15,620			100 100
01415	07/11/2001	4	DETACH.STRUC	2,300	06/19/2003	TL	100 100
980702	11/30/1998	3	ALT/RENO	1,800	01/26/1999	JS	100 100
980666	11/12/1998	9	DECK	2,000	01/26/1999	JS	100 100

TOTAL	20,996 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	186,600	165,100
Infl1	AVG		BUILDING	273,600	245,200			
N_Index	AVG		DETACHED	24,200	23,000			
			OTHER	0	0			
						TOTAL	484,400	433,300

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	A 0.75 40 X 20		800	17.18	10,300
PDK	A	1.00	10 0.90		1,072	12.20	11,800
SHF	A	1.00	10 X 14	2001	140	16.42	2,100



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BUILDING	CD	ADJ	DESC	MEASURE	7/13/2017	DB
MODEL	1		RESIDENTIAL	LIST	7/13/2017	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1988	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,720															
NET AREA	1,712	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,104		33.65	37,154																	
\$NLA(RCN)	\$205	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,104	1988	201.64	222,611																	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	168		36.74	6,172																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	80	1988	190.23	15,218																	
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	242		61.82	14,960																	
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	528	1988	64.81	34,222																	
				HEATING/COOLING	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	1		7,487.30	7,487																	
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		8,422.10	8,422																	
				USE	0		1.00		FIX	O	XTRA FIXTURES	2		2,236.85	4,474																	
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