

Key: 7679

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.834

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CURRENT OWNER								PARCEL ID				LOCATION			
BENNETT CHRISTINA 43 TARA TERR BOURNE, MA 02532								35.2-125-0				43 TARA TERR			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
BENNETT CHRISTINA								08/23/2021	U	450,000		(227322)			
RATCHES CHRISTINE J TRS								11/29/2016	F	100		(211422)			
RATCHES CHRISTINE J								10/25/2016	F	100		(211099)			

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	%
07453	07/31/2007	12	CYCLICAL		06/30/2016		100	100
990098	03/01/1999	6	FENCE	706	03/18/2008	TL	100	100
980161	04/08/1998	4	DETACH.STRUC	1,400	08/29/2000	TL	100	100
		1	NEW CONSTRUC	60,000	10/12/1999	MWS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,978	9	1.00	100	1.00	100	1.00	235,700	1.64	A	1.00	R04	1.00			186,540

TOTAL	20,996 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	186,500	165,100			
Infl1	AVG		BUILDING	275,700	243,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>462,200</b>	<b>409,000</b>			

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

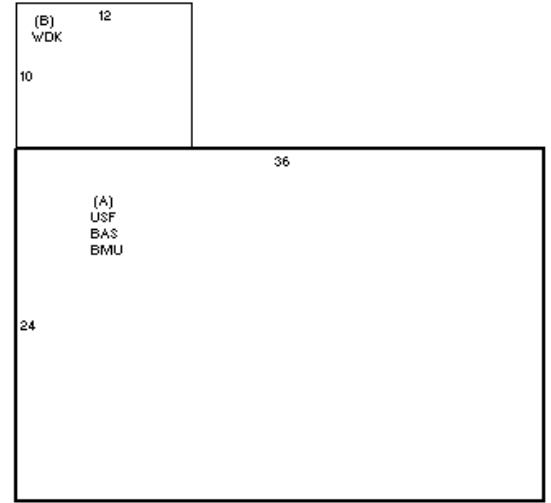


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/16/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/16/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		38.30	33,094
\$NLA(RCN)	\$195	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1998	208.30	179,970
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	864	1998	113.08	97,698
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	120		41.51	4,981
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		9,253.00	9,253
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,236.94	11,185
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	336,181	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A



EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$275,700