

Key: 7680

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.835

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CURRENT OWNER				PARCEL ID				LOCATION				
WALLING RICHARD JOHN & MICHAELA MCCONNELL				35.2-126-0				45 TARA TERR				
45 TARA TERR BOURNE, MA 02532				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WALLING RICHARD JOHN & SOUZA LOUISE				01/27/2022	QS	475,000	(228997)	
				SOUZA STEVEN M AND				08/17/2005	F	1	(177661)	
								07/02/1998	QS	149,000	(149204)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
12705	10/02/2012	3	ALT/RENO	900	05/18/2023	TL	100
11269	05/24/2011	15	WOODSTOVE	1,255	07/25/2011		100
200416	07/13/2000	8	POOL	15,800	12/12/2000	TL	100
980107	03/10/1998	1	NEW CONSTRUC	80,000	09/24/1999	MWS	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,070	9	1.00	100	1.00	1.00	1.00	1.00	R04	1.00	186,690

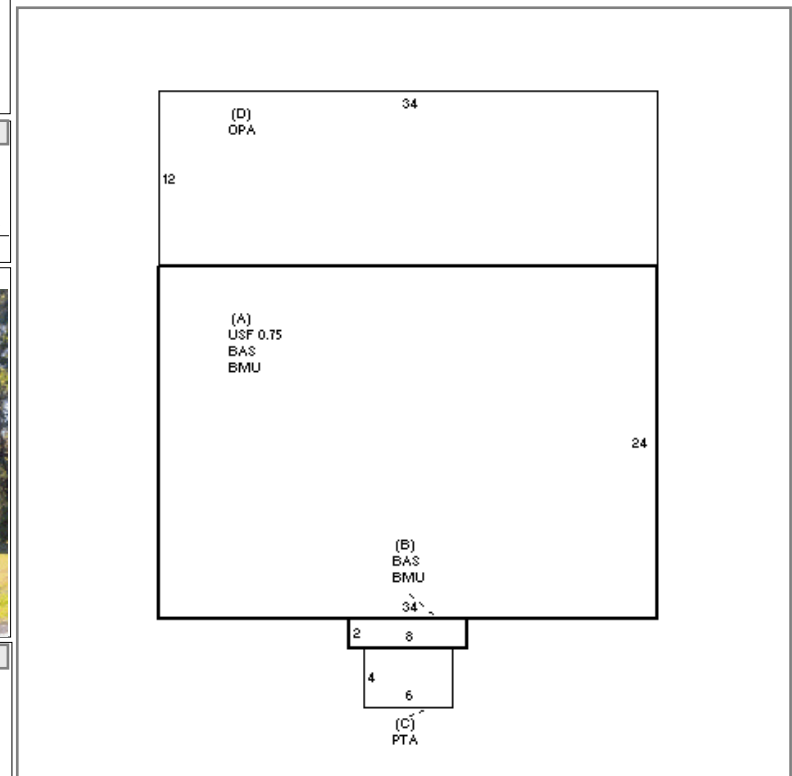
TOTAL	21,083 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	186,700	165,200
Infl1	AVG		LAND	332,100	278,000			
N_Index	AVG		DETACHED	15,800	26,700			
			OTHER	0	0			
						TOTAL	534,600	469,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X 12	1999	144 16.42	2,100
IPG	A	1.00	10 0.90	16 X 32	2000	512 29.72	13,700



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/22/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	395,337
NET AREA	1,444	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	832		41.08	34,181	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	832	1998	223.42	185,885	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1998	122.50	74,973	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	24		19.01	456	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	408		66.31	27,053	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	832			39.11	32,535	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,924.70	9,925	ELECT	A
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	5			2,399.32	11,997		
				USE	0		1.00	JAC	O	JACUZZI	1			13,835.30	13,835		
								MST	O	MAS/METAL STACK	1			4,496.50	4,497		



EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$332,100