

Key: 7685

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.840

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|---|----------|------|-------|---------|----------|------------|------|------------|--------------|--------------|-----------|--|--|
| BOLTON KAYLEE ANN 55 TARA TERR BOURNE, MA 02532 | | | | | | | 35.2-131-0 | | | | 55 TARA TERR | | | |
| TRANSFER HISTORY | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BOLTON KAYLEE ANN | | | | | | | 10/11/2022 | QS | 589,000 | (231277) | | | | |
| MACKAY JENNIFER L TRS | | | | | | | 10/02/2020 | QS | 445,000 | (223960) | | | | |
| TRINGALI KYLE & | | | | | | | 09/15/2017 | QS | 270,000 | (214051) | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | |
| 100 | S | 22,525 9 | 1.00 | 100 | 1.00 | 235,700 | 1.55 | A | 1.00 | R04 | 1.00 | 188,960 | | |

| TOTAL | 22,521 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | MO BCH | NOTE | | | LAND | 189,000 | 167,200 | |
| Infl1 | AVG | | BUILDING | 311,800 | 275,900 | | | |
| N_Index | AVG | | DETACHED | 3,200 | 3,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 504,000 | 446,100 | | | |

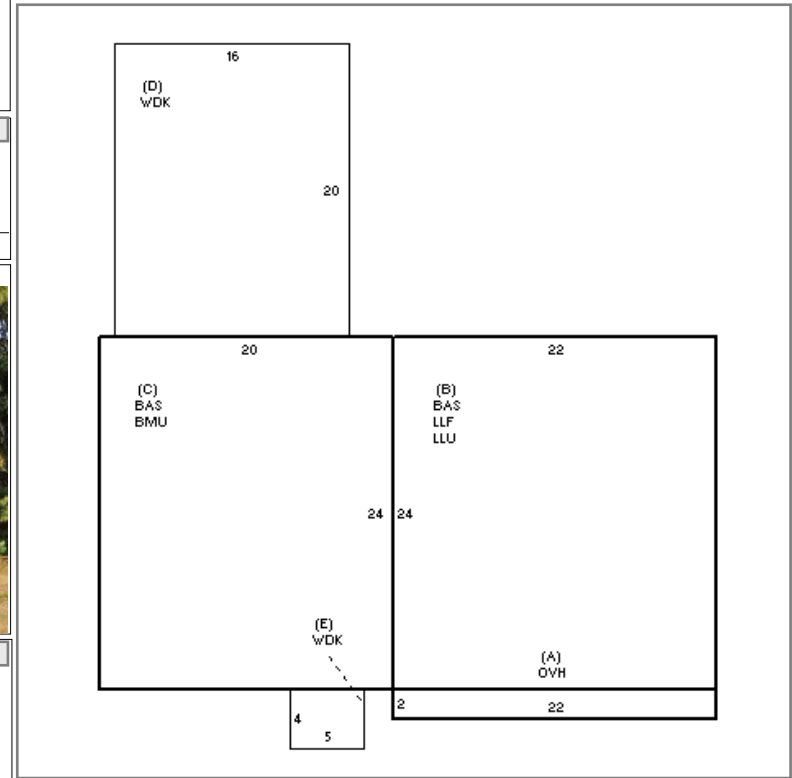
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 4 X 12 | | | 0.00 | |
| WDK | G | 1.20 | 10 0.90 10 X 16 | 2019 | 160 | 21.96 | 3,200 |
| APO | A | 1.00 | 10 0.90 21' | 2019 | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/18/2021 | RP |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/18/2021 | EST |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] | REVIEW | 5/18/2021 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1992 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 1,580 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OVH | L | OVERHANG | 44 | 1992 | 190.13 | 8,366 |
| \$NLA(RCN) | \$197 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | LLU | N | LOWER LEVEL UNF | 528 | | 38.07 | 20,099 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | LLF | L | LOWER LEVEL FIN | 528 | 1992 | 64.78 | 34,206 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,008 | 1992 | 201.54 | 203,157 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | BMU | N | BSMT UNFINISHED | 480 | | 48.33 | 23,197 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 340 | | 22.42 | 7,624 |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 8,418.10 | 8,418 | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,235.93 | 6,708 | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |

| 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-23-743 | 11/21/2023 | 14 | SOLAR | 19,999 | | | 100 100 |
| EXB-21-331 | 05/12/2021 | 3 | ALT/RENO | 7,200 | | | 100 100 |
| 19444 | 05/28/2019 | 8 | POOL | 5,900 | | | 100 100 |
| | | 12 | CYCLICAL | | 08/29/2018 | DB | 100 100 |



| | |
|----------------|------------|
| TOTAL RCN | 311,775 |
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2021 / 1 |
| COND | 1 1 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 0 % GD 100 |
| RCNLD | \$311,800 |