

Key: 7688

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.843

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONLAN MATTHEW M & SHAYLA SULLIVAN 61 TARA TERRACE BOURNE, MA 02532				35.2-134-0				61 TARA TERR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DONLAN MATTHEW M & KENT WHITNEY O				08/07/2019	QS	415,000	(220174)
KENT RYAN P ETUX				07/26/2019	F		(190209)				
				12/04/2009	QS	285,000	(190209)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
EXB-23-229	04/20/2023	15	INSULATE/WEA	971		
B-20-30	04/21/2020	14	SOLAR	2,560		
B-20-31	04/21/2020	3	ALT/RENO	7,713		
		3	ALT/RENO		01/04/2020	TL
980406	07/10/1998	1	NEW CONSTRUC	65,000	09/27/1999	MWS

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,997	9	1.00	100	1.00	100	1.00	235,700	1.52	A	1.00	R04	1.00		189,710

TOTAL	23,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,700	167,900			
Infl1	AVG		BUILDING	356,100	315,100			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	548,300	485,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 14		140	19.71	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2019	TL
MODEL	1		RESIDENTIAL	LIST	7/23/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/23/2020	TL
QUALITY	+	1.05	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	1,956	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,072		42.15	45,186
\$NLA(RCN)	\$222	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,072	1998	221.90	237,880
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1998	124.44	101,542
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	170		75.55	12,844
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	120		45.68	5,482
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	E	OVH	L	OVERHANG	68	1998	209.35	14,236
BATHROOMS	1	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05	F	PTA	N	PATIO	120		16.52	1,982
FIXTURES	7	1.00		FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,182.70	10,183	
GARAGE CAPACITY	0	1.00		USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,461.60	4,923	
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	434,256
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	\$356,100

