

Key: 7693

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.848

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANHARDT MICHAEL J ETUX NATASHA L MANHARDT 75 TARA TERR BOURNE, MA 02532				35.2-139-0				75 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANHARDT MICHAEL J ETUX				12/19/2016	QS	450,000	(211645)				
MCILHARGEY MICHAEL A ETUX				09/13/2013	QS	415,000	(201433)				
ELDRIDGE RONALD H &				03/27/1997	F	1	(143955)				

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 %
18266	04/11/2018	15	INSULATE/WEA	1,473	06/30/2016	TL	100 100
		12	CYCLICAL		05/02/2006	TL	100 100
05765	10/28/2005	10	WOODSTOVE		01/05/1998	JC	100 100
970003	01/02/1997	1	NEW CONSTRUCT	120,000			

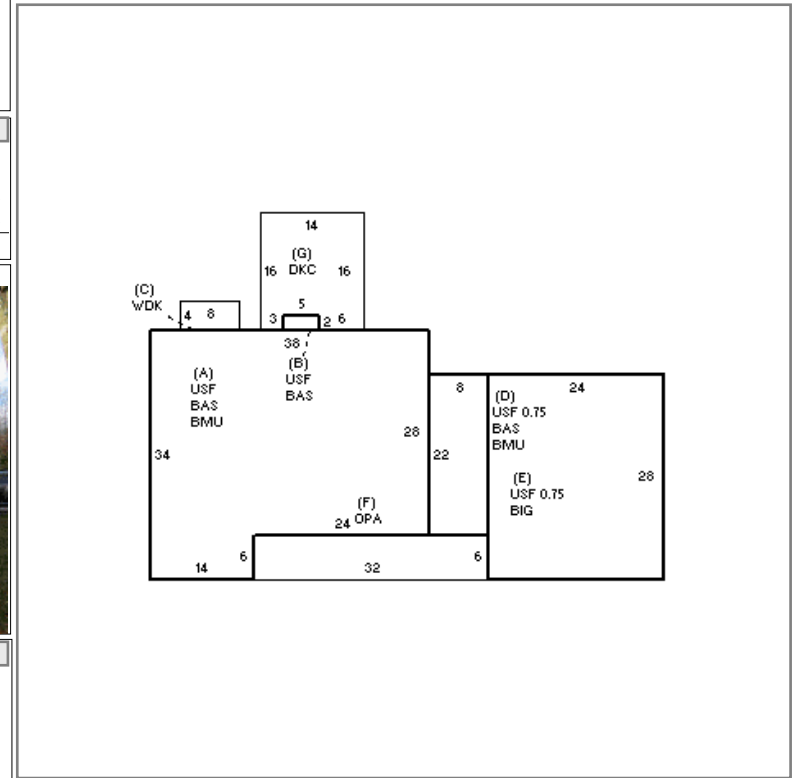
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,378 9		1.00	100 1.00	235,700	1.45	A	1.00	R04	1.00	191,870

TOTAL	24,394 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	191,900	169,800			
Infl1	AVG		BUILDING	620,500	555,500			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	814,500	727,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10 X 14		140	16.42	2,100



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2013	JB
MODEL	1		RESIDENTIAL	LIST	6/29/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/29/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,128	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,324		36.38	48,167
\$NLA(RCN)	\$233	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,794	1997	118.40	212,404
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,334	1997	214.07	285,569
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	32		72.17	2,309
				FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	672		83.98	56,437
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	192		74.43	14,291
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	DKC	N	DECK-COMPOSITE	214		71.50	15,302
				FUEL SOURCE	2	GAS	1.00		BGF	N	BSMT GOOD FINIS	1,072		50.82	54,478
				USE	0		1.00		F21	O	FPL 2S 1OP	1		10,031.50	10,032
									FIX	O	XTRA FIXTURES	7		2,425.11	16,976
									JAC	O	JACUZZI	1		13,984.20	13,984

TOTAL RCN	729,947	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		2004 / 18	
COND	15	% GD	85
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			\$620,500