

Key: 7820

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.980

LEGAL

LAND

DETACHED

BUILDING

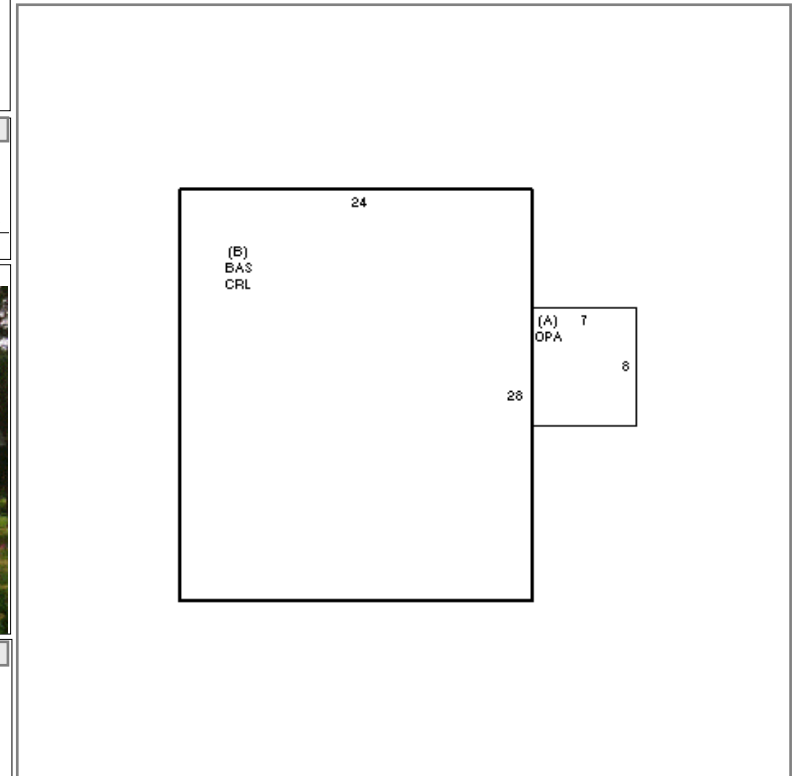
| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| BENSON ROBERT E &<br>LYNNE ANN BENSON<br>PO BOX 197<br>POCASSET, MA 02559-0197 |  |  |  | 38.1-2-0   |    |            |              | 138 TAHANTO RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| BENSON ROBERT E &  |  |  |  | 09/21/1988 | XX |            | 6447-346     |                |  |  |  |

| 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    | %   |
| 13576  | 09/03/2013 | 3             | ALT/RENO | 5,000  | 10/30/2013 |    | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF     | Topo | Lpi | VC   | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|---------|------|-----|------|------------|-----------|---------|
| 100 | S | 5,200    | 11   | 1.00  | 100     | 1.00     | 589,250 | 5.75 | A   | 1.00 | BA+        | 2.50      | 404,460 |

|         |          |  |          |         |         |          |         |          |
|---------|----------|--|----------|---------|---------|----------|---------|----------|
| TOTAL   | 5,184 SF | ZONING   | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POC      | N<br>O<br>T<br>E<br>Float on Pocasset River #79-3B & 79-3C; No Chapter 91on file | LAND     | 404,500 | 315,000 |          |         |          |
| Infl1   | AVG      |  | BUILDING | 121,300 | 107,300 |          |         |          |
| N_Index | AVG      |  | DETACHED | 17,200  | 16,400  |          |         |          |
|         |          |  | OTHER    | 0       | 0       |          |         |          |
|         |          |  | TOTAL    | 543,000 | 438,700 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE       | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------|----|-------|-----------|--------|
| DGF | A    | 1.00 | A 0.75 16 X 18 |    | 288   | 46.93     | 10,100 |
| FLD | V    | 1.30 | 10 0.90 20X5   |    | 100   | 78.52     | 7,100  |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/2/2008  | MR  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/13/2008 | MR  |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 9/14/2008 | KEO |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

| YEAR BLT        | 1930  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 159,543    |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA        | 672   | DETAIL ADJ | 1.000 | FOUNDATION      | 3  | FOUN. WALL     | 1.00 | A | OPA | N | OPEN PORCH  | 56    |      | 72.70     | 4,071   | CONDITION ELEM | CD         |
| \$NLA(RCN)      | \$237 | OVERALL    | 0.930 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | B | CRL | N | BSMT CRAWL  | 672   |      | 24.37     | 16,376  | EXTERIOR       | A          |
|                 |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BAS | L | BASE AREA   | 672   | 1930 | 195.67    | 131,490 | INTERIOR       | A          |
|                 |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |   | F11 | O | FPL 1S 1OP  | 1     |      | 7,605.90  | 7,606   | KITCHEN        | A          |
|                 |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   |     |   |             |       |      |           |         | BATHS          | A          |
|                 |       |            |       | INT. FINISH     | 4  | WALL BOARD     | 0.96 |   |     |   |             |       |      |           |         | HEAT           | A          |
|                 |       |            |       | HEATING/COOLING | 5  | ELECTRIC BB    | 0.98 |   |     |   |             |       |      |           |         | ELECT          | A          |
|                 |       |            |       | FUEL SOURCE     | 3  | ELECTRIC       | 1.00 |   |     |   |             |       |      |           |         |                |            |
|                 |       |            |       | USE             | 0  |                | 1.00 |   |     |   |             |       |      |           |         |                |            |
| CAPACITY        |       | UNITS      | ADJ   |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| STORIES         |       | 1          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| ROOMS           |       | 4          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| BEDROOMS        |       | 2          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| BATHROOMS       |       | 1          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| FIXTURES        |       | 5          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| GARAGE CAPACITY |       | 0          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| % BSMT FINISH   |       | 0          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| # OF HALF BATHS |       | 0          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
| # OF UNITS      |       | 1          | 1.00  |                 |    |                |      |   |     |   |             |       |      |           |         |                |            |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | EFF.YR/AGE     | 1995 / 27  |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | COND           | 24 24 %    |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | FUNC           | 0          |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | ECON           | 0          |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | DEPR           | 24 % GD 76 |
|                 |       |            |       |                 |    |                |      |   |     |   |             |       |      |           |         | RCNLD          | \$121,300  |