

Key: 7826

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.986

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRESNAHAN HELEN V & CHARLES E BRESNAHAN 110 TAHANTO RD POCASSET, MA 02559				38.1-8-0				110 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRESNAHAN HELEN V & BRESNAHAN HELEN V ET VIR				03/09/2016	F	1	29499-198				
NEAL DAVID GRANT TR				06/21/2012	QS	488,500	26433-258				
				06/21/2012	F		26433-255-58				

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 %
B-20-230	09/01/2020	3	ALT/RENO	9,500	06/01/2022	SL	100 100
17342	05/11/2017	15	INSULATE/WEA	2,467	06/01/2022	SL	100 100
15448	06/09/2015	4	DETACH.STRUC				100 100
12818	11/14/2012	15	INSULATE/WEA	1,300			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,694	11	1.00	100	1.00	100	1.00	942,800	5.28	A	1.00	BGD	4.00			650,240

TOTAL	5,706 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	650,200	575,500			
Infl1	AVG		BUILDING	307,900	272,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	958,100	847,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/1/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/1/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,792	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	896		39.41	35,310
\$NLA(RCN)	\$205	OVERALL	1.070	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	896	1983	214.31	192,020
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	896	1983	116.34	104,239
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	DKC	N	DECK-COMPOSITE	182		67.86	12,350
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	WDK	N	WOOD DECK	144		42.70	6,149
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,519.90	9,520
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,301.53	6,905
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	366,492	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			U
ELECT			A
EFF.YR/AGE	2003 / 19		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			\$307,900

