

Key: 7830

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.990

LEGAL

LAND

DETACHED

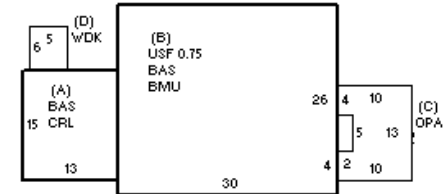
BUILDING

CURRENT OWNER						PARCEL ID						LOCATION					
TIMSON CHRISTOPHER G ETUX BETH ANN TIMSON P O BOX 1304 POCASSET, MA 02559						38.1-12-0						126 TAHANTO RD					
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)							
TIMSON CHRISTOPHER G ETUX						03/27/2015	QS	653,250		28762-337							
ROMERO MARY MARGARET TR						03/27/2015	F			28762-331							
ROMERO WILLIAM R & ELAINE						10/15/2002	F	1		15737-350							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-131	06/23/2022	2	ADDITIONS	200,000	06/27/2023	TL	0	0
B-22-132	06/23/2022	1	NEW CONSTRUC	50,000	06/27/2023	TL	10	0
16655	08/02/2016	4	DETACH.STRUC	1,500	09/02/2016		100	100
14334	05/09/2014	3	ALT/RENO	6,871	07/22/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,383	11	1.00	100	1.00	100	1.00	942,800	2.78	A	1.00	BGD	4.00		685,940	
TOTAL	11,369 SF		ZONING	1	FRNT	0	ASSESSED		CURRENT	685,900	PREVIOUS	607,100					
Nbhd	POC	Infl1	AVG	N_Index	AVG	LAND		BUILDING	305,500	DETACHED	0	OTHER	22,600	TOTAL	1,014,000	PREVIOUS	872,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 9	2016		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	10/10/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/27/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1949	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	355,202			
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	195		37.37	7,287	CONDITION ELEM	CD			
\$NLA(RCN)	\$228	OVERALL	1.080	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	195	1949	216.31	42,180	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	780		50.21	39,164	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	780	1949	216.31	168,723	KITCHEN	G			
				FLOOR COVER	3	W/W CARPET	1.00	B	USF	L	UPPER STORY FIN	585	1949	120.02	70,214	BATHS	A			
				INT. FINISH	3	WOOD PANEL	0.98	C	OPA	N	OPEN PORCH	120		74.85	8,982	HEAT	U			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	WDK	N	WOOD DECK	30		69.16	2,075	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,608.90	9,609					
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,323.03	6,969					
																		EFF.YR/AGE	2005 / 17	
																		COND	14	14 %
																		FUNC	0	uc
																		ECON	0	
																		DEPR	14	% GD 86
																		RCNLD	\$305,500	

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TIMSON CHRISTOPHER G ETUX						38.1-12-0				126 TAHANTO RD			
BETH ANN TIMSON						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
P O BOX 1304													
POCASSET, MA 02559													

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

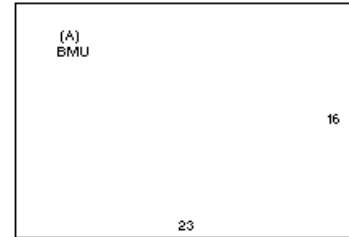
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	22,600	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	0	1.00	[100%]	REVIEW	6/27/2023	TL
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	22,590
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	368		61.39	22,590	CONDITION ELEM	CD
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	0		1.00									EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE		1.00									INTERIOR	
STORIES	0		1.00	ROOF COVER	0		1.00									KITCHEN	
ROOMS	0		1.00	FLOOR COVER	0		1.00									BATHS	
BEDROOMS	0		1.00	INT. FINISH	0		1.00									HEAT	
BATHROOMS	0		1.00	HEATING/COOLING	0		1.00									ELECT	
BATHROOMS	0		1.00	FUEL SOURCE	0		1.00										
FIXTURES	0		1.00	USE	0		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	2023 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$22,600