

Key: 7842

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.003

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
COX HELEN P TRS C/O COX GILBERT & DAVID COX TR 865 CENTRAL AVE UNIT G402 NEEDHAM, MA 02492		38.1-23-0	161 TAHANTO RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
COX GILBERT & DAVID COX T		08/04/2023	F	1	35923-302-03	
COX HELEN P TRS		05/04/2021	F	1	34079-89	
COX HELEN P			XX		01771-0232	

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	%
05717	10/17/2005	3	ALT/RENO		05/02/2006	TL	100	100
03712	10/02/2003	3	ALT/RENO	2,650	11/12/2003	TL	100	100
02375	06/13/2002	3	ALT/RENO	3,540	11/12/2003	TL	100	100

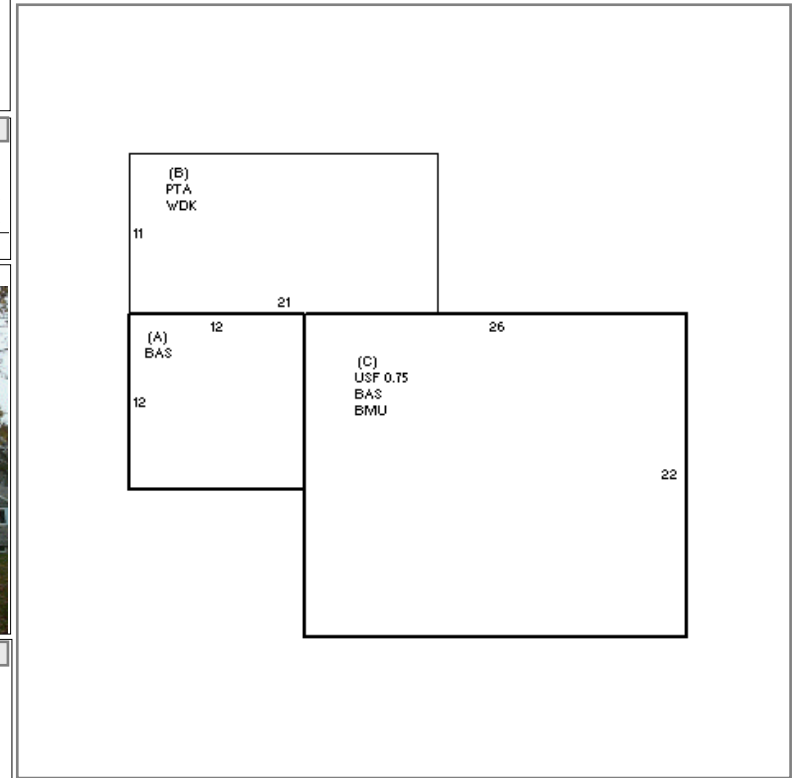
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,300	11	1.00	100	1.00	100	1.00	707,100	5.65	A	1.00	BG-	3.00			485,820

TOTAL	5,314 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	485,800	430,000			
Infl1	AVG		BUILDING	217,200	192,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	703,000	622,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/12/2003	TL
MODEL	1		RESIDENTIAL	LIST	11/12/2003	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	11/12/2003	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,171	DETAIL ADJ	1.000
\$NLA(RCN)	\$226	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	4		1.00
BEDROOMS	2		1.00
BATHROOMS	2		1.00
FIXTURES	8		1.00
GARAGE CAPACITY	0		1.00
% BSMT FINISH	0		1.00
# OF HALF BATHS	0		1.00
# OF UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	716	1940	224.02	160,400
B	WDK	N	WOOD DECK	231		28.13	6,498
B	PTA	N	PATIO	231		14.77	3,411
C	BMU	N	BSMT UNFINISHED	572		49.99	28,596
C	USF	L	UPPER STORY FIN	429	1940	119.50	51,266
	OVH	L	OVERHANG	26	1940	196.70	5,114
	F21	O	FPL 2S 1OP	1		9,567.00	9,567

TOTAL RCN	264,852
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$217,200