

Key: 7863

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.024

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONATELLE JOSEPH R & JUDITH A DONATELLE TRS 154 TAHANTO RD POCASSET, MA 02559				38.1-48-0				154 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONATELLE JOSEPH R & DONATELLE JUDITH A				04/04/2001	F		13699-227				
				08/10/1998	X		11625-18				

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 %
EXB-21-374	05/26/2021	3	ALT/RENO	9,800			100 100
15400	06/03/2015	4	DETACH.STRUC	1,000			100 100
09176	05/06/2009	9	DECK	20,000	02/25/2015		100 100
920317	06/16/1992	2	ADDITIONS	20,000	04/16/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,000	11	1.00	100	1.00	1.00	1.00	589,250	5.02	A	1.00	BA+	2.50			407,600

TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E  ALSO OWNS CONTIGUOUS PARCEL 51 WHICH IS UNBUILDABLE	LAND	407,600	317,400			
Infl1	AVG		BUILDING	296,600	262,500			
N_Index	AVG		DETACHED	2,400	2,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>706,600</b>	<b>582,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 20		200	15.95	2,400
SHF	A	1.00	A 0.75 8 X 10			0.00	
SHF	A	1.00	10 0.90 6 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/31/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/31/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,253															
NET AREA	1,928	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,256	1900	210.75	264,697																	
\$NLA(RCN)	\$202	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	253		29.03	7,345																	
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	672	1900	121.90	81,918																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	224		65.98	14,780																	
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		9,875.80	9,876																	
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,387.57	7,163																	
				HEATING/COOLING	2	HOT WATER	1.02		MST	O	MAS/METAL STACK	1		4,474.30	4,474																	
				FUEL SOURCE	2	GAS	1.00																									
				USE	0		1.00																									
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