Key: 8051

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,214

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DACOSTA PATRICIA 138 WOODLAND TRAIL EAST TAUNTON, MA 02718	38.3-70-0	61 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DACOSTA PATRICIA	01/25/2010	A	240,000	24321-144
DACOSTA CLAIRE P TRUSTEE	04/06/1993	H	1	10346-78

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	%
06240	04/25/2006	3	ALT/RENO	3,500	05/19/2006	TL	100	100
03711	10/02/2003	3	ALT/RENO	5,555	11/05/2003	TL	100	100
01058	02/14/2001	3	ALT/RENO	8,500	03/29/2002	TL	100	100
930528	10/13/1993	3	ALT/RENO	7,500	04/22/1994	JS	100	100
890735	12/15/1989	9	DECK	4,000	02/06/1991	RMD	100	100

LAND

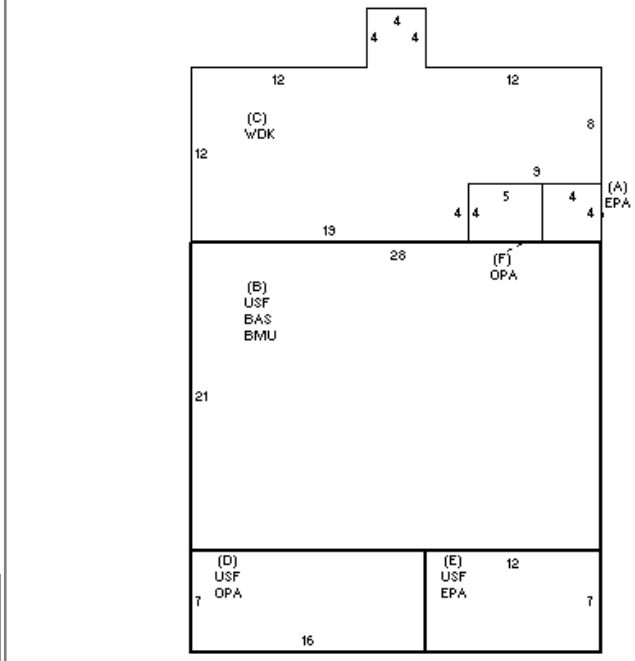
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,700	11 1.00	100 1.00	100 1.00	707,100	5.27	A 1.00	BG- 3.00			487,710

TOTAL	5,706 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	487,700	431,600
BUILDING	194,400	186,700
DETACHED	0	0
OTHER	0	0
TOTAL	**682,100**	**618,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/02/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/29/2002	TL
LIST	3/29/2002	TL
REVIEW	1/25/2023	RP

YEAR BLT	1905	SIZE ADJ	1.015
NET AREA	1,372	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	EPA	N	ENCLOSED PORCH	100		84.32	8,432
B	BMU	N	BSMT UNFINISHED	588		47.66	28,021
B	BAS	L	BASE AREA	588	1905	224.80	132,185
+	USF	L	UPPER STORY FIN	784	1905	112.57	88,256
C	WDK	N	WOOD DECK	316		22.11	6,988
+	OPA	N	OPEN PORCH	132		71.04	9,377
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409

TOTAL RCN	277,668

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$194,400