

Key: 8236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.396

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
KERN DANIEL S & DARLENE M. CARSON 244 HANOVER ST APT 310 BOSTON, MA 02113				38.3-265-0				87 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KERN DANIEL S & NICHOLS CHRISTOPHER				11/21/2017	QS	825,000	30914-226				
NICHOLS MARY E				12/13/2012	F	1	26944-53				
				03/25/2002	F	14966-37					

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	%
13269	04/25/2013	3	CYCLICAL		02/27/2018	DB	100	100
12213	04/03/2012	3	ALT/RENO	3,748			100	100
200548	08/31/2000	3	ALT/RENO	6,500	05/31/2013	TL	100	100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,700	11	1.00	DCK 1.00	100	1.00		707,100	2.94	A	1.00	BG- 3.00				511,240

TOTAL	10,716 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E per re listing private deep dock for up to 50' boat;water & electrici @ dock;Chapter 91 License #76-30 Expires 2099	LAND	511,200	452,500			
Infl1	DOCK		BUILDING	298,100	263,800			
N_Index	AVG		DETACHED	331,500	315,800			
			OTHER	0	0			
TOTAL			1,140,800	1,032,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PPD	E	1.90	10 0.90	82+80+232+61	2000	996	344.28	308,600
FLD	E	1.90	10 0.90	6X37		222	114.76	22,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2001	TL
MODEL	1		RESIDENTIAL	LIST	10/25/2001	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/28/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1927	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,875		
NET AREA	1,834	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	959	1927	212.30	203,600	CONDITION ELEM	CD		
\$NLA(RCN)	\$194	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	875		39.04	34,160	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	B	USF	L	UPPER STORY FIN	875	1927	115.25	100,844	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F21	O	FPL 2S 1OP	1		9,430.90	9,431	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,280.03	6,840	BATHS	G		
				INT. FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2003 / 19
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$298,100

