

Key: 8240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.400

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SAWYER PRUDENCE W 71 TAHANTO RD POCASSET, MA 02559-1701				38.3-269-0				71 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SAWYER PRUDENCE W				08/08/1997	J	110,088	10890-265				

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	%
16739	09/02/2016	3	ALT/RENO				100	100
14825	09/30/2014	9	DECK	14,000			100	100
13644	09/24/2013	3	ALT/RENO	4,700			100	100
10419	07/14/2010	3	ALT/RENO	26,200			100	100
05009	01/06/2005	3	ALT/RENO	7,000	06/05/2007	TL	100	100

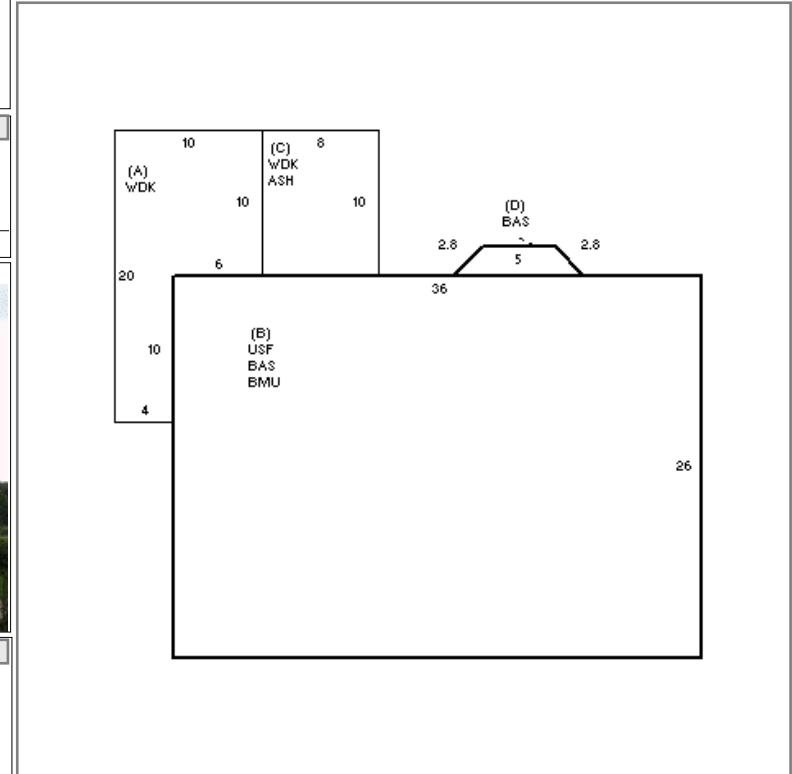
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,400	11	1.00	100	1.00	100	1.00	707,100	5.55	A	1.00	BG-	3.00			486,290

TOTAL	5,401 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	486,300	430,400			
Infl1	AVG		BUILDING	313,200	277,100			
N_Index	AVG		DETACHED	5,700	5,400			
			OTHER	0	0			
TOTAL				805,200	712,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V	1.30	10 0.90 4X20		80	78.52	5,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/10/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/10/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,359	
NET AREA	1,886	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	220		27.73	6,100	CONDITION ELEM	CD	
\$NLA(RCN)	\$200	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	936		39.04	36,541	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	936	1973	115.25	107,875	INTERIOR	A	
				ROOF COVER	1	ASP/COMP SHIN	1.00	C	ASH	N	ATT SHED	80		25.53	2,043	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	950	1973	212.30	201,689	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		9,430.90	9,431	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	6		2,280.02	13,680	ELECT	A		
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	2002 / 20
																	COND	17 17 %
																	FUNC	0
																	ECON	0
																	DEPR	17 % GD 83
																	RCNLD	\$313,200