Key: 8241

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,401

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCFARLAND PATRICK J ETUX ELLEN CAHIR MCFARLAND 15 MINOT PLACE NEWTONVILLE, MA 02460	38.3-270-0	67 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCFARLAND PATRICK J ETUX	03/18/2011	QS	590,000	25327-153
SHORTELLE DEE T & NEIL FO	03/18/2011	N		25327-149
SHORTELLE DEE T & NEIL FO	03/03/2011	F	100	25295-3

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-20-5	05/21/2020	3	ALT/RENO	13,300			100	100
15273	04/23/2015	3	ALT/RENO	20,000	04/23/2015		100	100
12268	04/25/2012	9	DECK	14,000	05/22/2018	TL	100	100
950323	06/29/1995	3	ALT/RENO	800	07/12/1996	JC	100	100
910098	03/27/1991	3	ALT/RENO	1,500	02/01/1992	HS	100	100

LAND

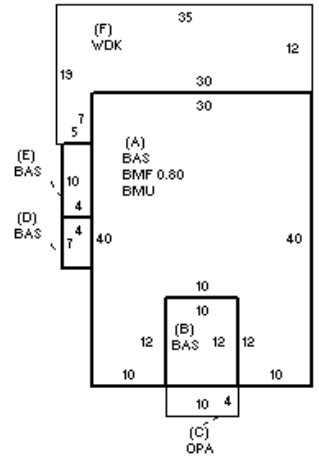
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,500	11 1.00	100 1.00	100 1.00	707,100	2.39	A 1.00	BG- 3.00			524,430

TOTAL	13,504 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: MAILING ADD CHG VIA TP 2/2/2011;Chapter 91License #76-13 Expires 2036. Float located in Pocasset River;changed ppd to fld

ASSESSED	CURRENT	PREVIOUS
LAND	524,400	464,100
BUILDING	316,400	279,900
DETACHED	28,000	26,600
OTHER	0	0
TOTAL	**868,800**	**770,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	19X19		361	40.60	11,000
SHF	A 1.00	A 0.75	7X7			0.00	
FLD	V 1.30	10 0.90	20X6 (2)		240	78.52	17,000

PHOTO 09/02/2008

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	5/22/2018	TL
LIST	5/22/2018	EST
REVIEW	5/22/2018	TL

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,268	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,080		38.49	41,572
A	BMF	N	BSMT FINISH	864		36.64	31,655
+	BAS	L	BASE AREA	1,268	1930	198.43	251,614
C	OPA	N	OPEN PORCH	40		86.01	3,440
F	WDK	N	WOOD DECK	455		22.55	10,259
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496

TOTAL RCN	351,500

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$316,400