Key: 8242

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,402

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONALD KATHLEEN M C/O MCDONALD THOMAS C & WILLIA 65 BECKFORD FARM RD HANOVER, MA 02339	38.3-271-0	57 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONALD THOMAS C & WILLI	04/25/2023	F	1	35747-154
MCDONALD KATHLEEN M	07/29/2022	F	1	35278-133
MCDONALD THOMAS C ETUX	05/01/2009	QS	530,000	23662-31

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,800	11 1.00	100 1.00	100 1.00	707,100	3.19	A 1.00	BG- 3.00			507,010

TOTAL	9,801 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

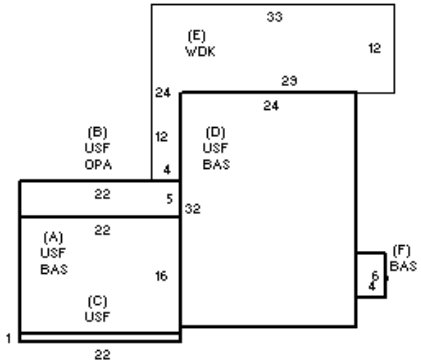
NOTE: riverfront

ASSESSED	CURRENT	PREVIOUS
LAND	507,000	448,700
BUILDING	309,300	273,700
DETACHED	8,800	8,400
OTHER	0	0
TOTAL	**825,100**	**730,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	10X18		180	53.31	7,200
SHF	A 1.00	A 0.75	8X16		128	16.42	1,600

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	MR
LIST	9/2/2008	EST
REVIEW	9/7/2008	KEO

YEAR BLT	1925	SIZE ADJ	1.005
NET AREA	2,396	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
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
+	BAS	L	BASE AREA	1,144	1925	204.50	233,950
B	OPA	N	OPEN PORCH	110		73.09	8,040
+	USF	L	UPPER STORY FIN	1,252	1925	110.76	138,668
E	WDK	N	WOOD DECK	444		22.76	10,103
	F21	O	FPL 2S 1OP	1		9,384.20	9,384
	FIX	O	XTRA FIXTURES	3		2,268.73	6,806

TOTAL RCN	406,951

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$309,300