

Key: 8244

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.404

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GEORGE DENNIS P JR & STEVEN P GEORGE 43 TAHANTO RD POCASSET, MA 02559-1701				38.3-273-0				43 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GEORGE DENNIS P JR & GEORGE DENNIS P JR & WHELDEN CHRISTINE GEORGE				12/31/2014 12/29/2014 12/29/2014	F A F	200,000	28606-270 28601-123 28601-121				


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	%
17058	01/23/2017	12	CYCLICAL		02/27/2018	DB	100	100
990407	07/06/1999	4	DETACH.STRUC	6,434	12/27/1999	MS	100	100
970248	05/22/1997	4	DETACH.STRUC	900	05/06/1998	JS	100	100

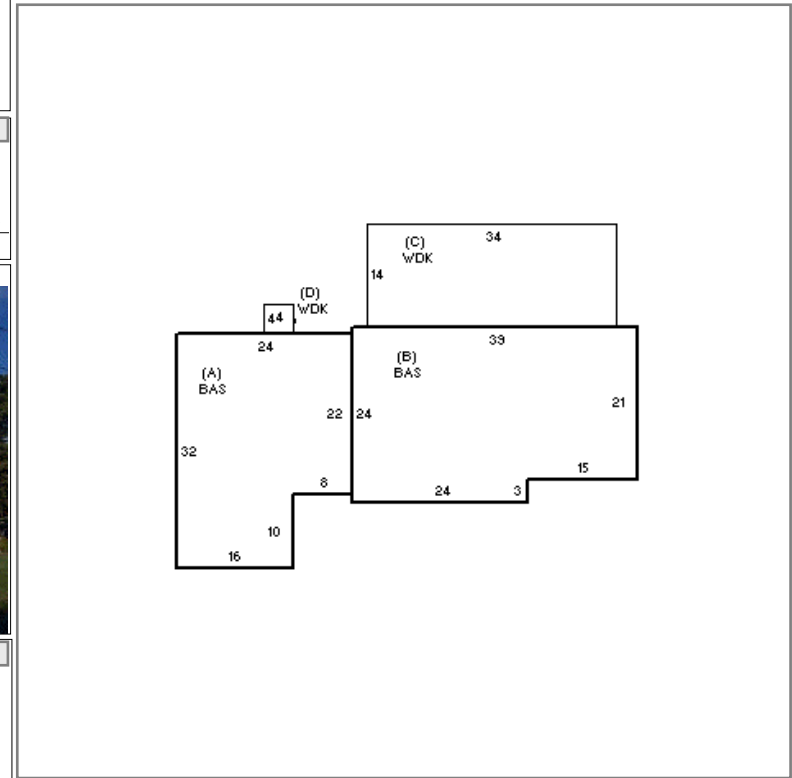
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,900	11	1.00	DCK 1.00	100	1.00					493,350

DETAILED

TOTAL	6,882 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 License #76-35 Expires 2107; shared #76-35A	LAND	493,400	436,600			
Infl1	DOCK		BUILDING	257,500	227,900			
N_Index	AVG		DETACHED	58,800	55,900			
			OTHER	0	0			
			TOTAL	809,700	720,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/04/2000
FLD	V	1.30	10 0.90	24X8	192	78.52	13,600		
SHF	A	1.00	10 0.90	8 X 8		0.00			
PPD	V	1.30	10 0.90	71X3	213	235.56	45,200		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2000	TL
MODEL	1		RESIDENTIAL	LIST	10/4/2000	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	321,896
NET AREA	1,579	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,579	1920	188.99	298,422		
\$NLA(RCN)	\$204	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	492		22.00	10,826		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		8,260.10	8,260		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,193.80	4,388		
				FLOOR COVER	2	SOFTWOOD	1.02										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$257,500	