

Key: 8245

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.405

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EGAN BEVERLY J TR BEVERLY J EGAN REVOCABLE TRUST 1580 SW 14TH DR BOCA RATON, FL 33486-6505				38.3-274-0				35 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EGAN BEVERLY J TR BEVERLY				08/29/2014	F	10	28356-3				
EGAN BEVERLY J				10/01/2008	F	1	23189-18				
EGAN DAVID A ESTATE OF				11/27/1992	XX		8328-177				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,390	11	1.00	DCK 1.00	100	1.00					486,240

TOTAL	5,401 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E float & PPD on Pocasset River;Chapter 91 Interim License #79-7;79-7A;79-7B Expires 2023	LAND	486,200	430,300			
Infl1	DOCK		BUILDING	253,200	224,100			
N_Index	AVG		DETACHED	40,000	38,100			
			OTHER	0	0			
			TOTAL	779,400	692,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V	1.30	10 0.90		80	78.52	5,700
PPD	V	1.30	10 0.90		162	235.56	34,300



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/6/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		6	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	972		39.60	38,494
A	BAS	L	BASE AREA	396	2004	215.37	85,286
+	WDK	N	WOOD DECK	397		23.20	9,210
C	BAS	L	BASE AREA	576	1948	215.37	124,052
C	USF	L	UPPER STORY FIN	432	1948	119.50	51,624
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	1		2,313.30	2,313

TOTAL RCN	320,547
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$253,200

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	%
04239	04/20/2004	12	CYCLICAL	75,000	03/06/2018	DB	100	100
890480	08/04/1989	9	DECK	500	01/23/1990	HLD	100	100

