

Key: 8253

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.412

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REARDON LUZIA E 1 TAHANTO RD POCASSET, MA 02559				38.3-282-0				1 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REARDON LUZIA E				07/18/2017	QS	498,000	30634-242				
WYMAN RICHARD &				07/16/1993	QS	100,000	8682-227				

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	%
B-23-179	11/14/2023	2	ADDITIONS	248,000				0 0
05845	12/07/2005	3	ALT/RENO	2,500	12/20/2006	TL	100	100
980489	08/18/1998	2	ADDITIONS	24,700	10/20/2000	DB	100	100

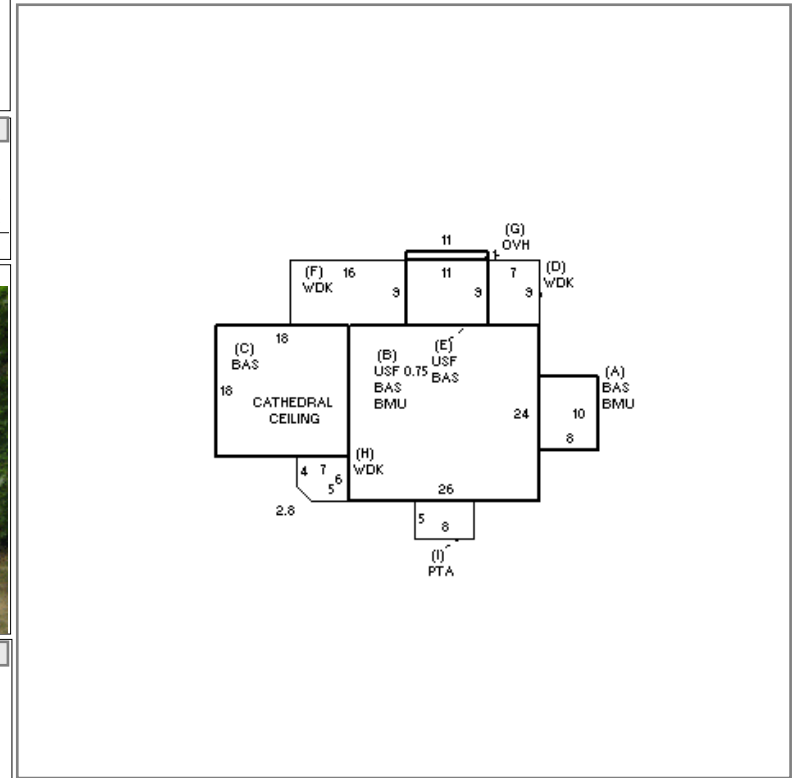
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,600	11	1.00	100	1.00	100	1.00	636,390	5.36	10	0.90	BG- 3.00		438,510

TOTAL	5,619 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Abutts Shore Rd & Marina parking lot=topo	LAND	438,500	388,100			
Infl1	AVG		BUILDING	368,500	326,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	807,000	714,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2010	TL
MODEL	1		RESIDENTIAL	LIST	7/9/2010	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	10/31/2016	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,799
NET AREA	1,705	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	704		56.77	39,963		
\$NLA(RCN)	\$246	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	567	1925	135.69	76,939		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,127	1925	236.73	266,800		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	247		31.94	7,889		
				FLOOR COVER	2	SOFTWOOD	1.02	G	OVH	L	OVERHANG	11	1925	223.33	2,457		
				INT. FINISH	2	DRYWALL	1.00	I	PTA	N	PATIO	40		18.93	757		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		10,863.30	10,863		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,626.24	13,131		
				USE	0		1.00										

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

EFF. YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88

RCNLD	\$368,500
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