

Key: 8254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.413

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CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON EUGENE & SHEILA TRS ANDERSON FAMILY NOMINEE TRUST 47 GLENDOWER STREET AVON, MA 02322				38.3-283-0				106 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON EUGENE & SHEILA				04/22/2019	F	1	31967-181				
ANDERSON SHEILA ET VIR				12/24/2002	F	1	16140-312				
ANDERSON SHEILA A TR				07/21/1998	QS	210,000	11582-266				

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 %
18531	06/18/2018	3	ALT/RENO	8,750			100 100
02045	01/30/2002	4	DETACH.STRUC		02/28/2003	TL	100 100
01432	07/19/2001	1	NEW CONSTRUC	150,000	02/28/2003	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,457	11	1.00	100	1.00	100	1.00	707,100	5.49	A	1.00	BG-	3.00			486,560

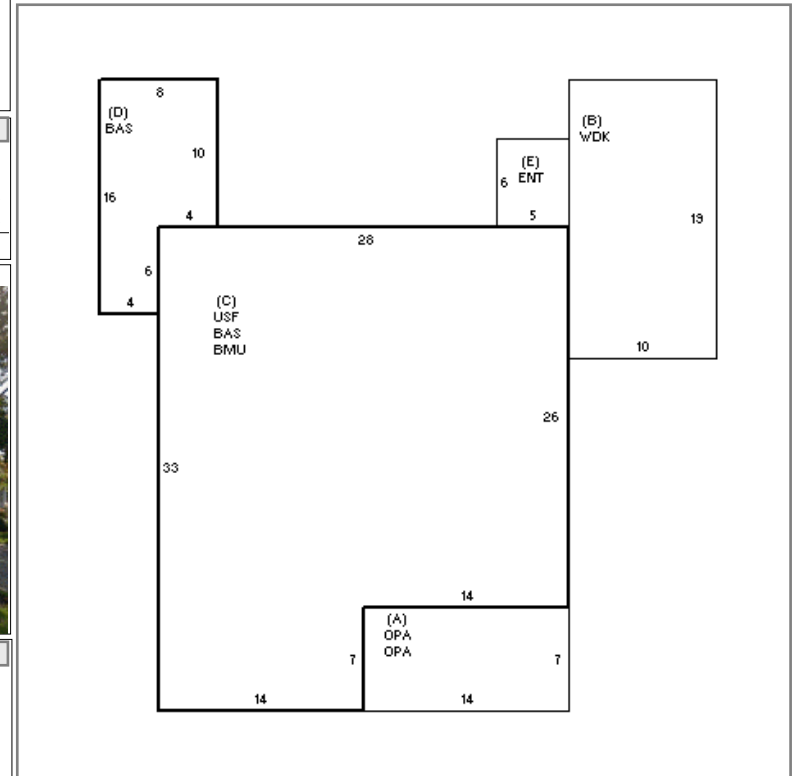
TOTAL	5,445 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E #82-1;No Chapter 91 License on file	RIVER LEFT/ OCEAN RIGHT;Float Ion Pocasset River			LAND	486,600	430,600
Infl1	AVG		BUILDING	378,300	338,800			
N_Index	AVG		DETACHED	9,300	8,900			
				OTHER	0	0		
				TOTAL	874,200	778,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	
FLD	V	1.30	10 0.90 22X6		132	78.52	9,300



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/18/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,756	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	196		86.41	16,936
\$NLA(RCN)	\$256	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	190		46.25	8,787
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	826		48.21	39,821
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	826	2001	142.32	117,559
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	930	2001	262.18	243,824
				INT. FINISH	2	DRYWALL	1.00	E	ENT	N	ENCLOSED ENTRY	30		111.76	3,353
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1			11,646.30	11,646
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3			2,815.60	8,447
				USE	0		1.00								



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	7	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		

TOTAL RCN	450,373
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$378,300