

Key: 8255

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.414

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CADIGAN ANNE & JOHN MICHAEL GAZIANO 17 WARREN ROAD DEDHAM, MA 02026				38.3-284-0				102 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CADIGAN ANNE & TIMSON WILLIAM J &				06/20/2018	H XX	425,000	31350-73 1355-429				

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	%
19417	05/16/2019	3	ALT/RENO	12,000	09/06/2019	TL	100	100
910552	11/08/1991	3	ALT/RENO	5,000	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,900	11	1.00	100	1.00	100	1.00	707,100	5.10	A	1.00	BG- 3.00		488,650

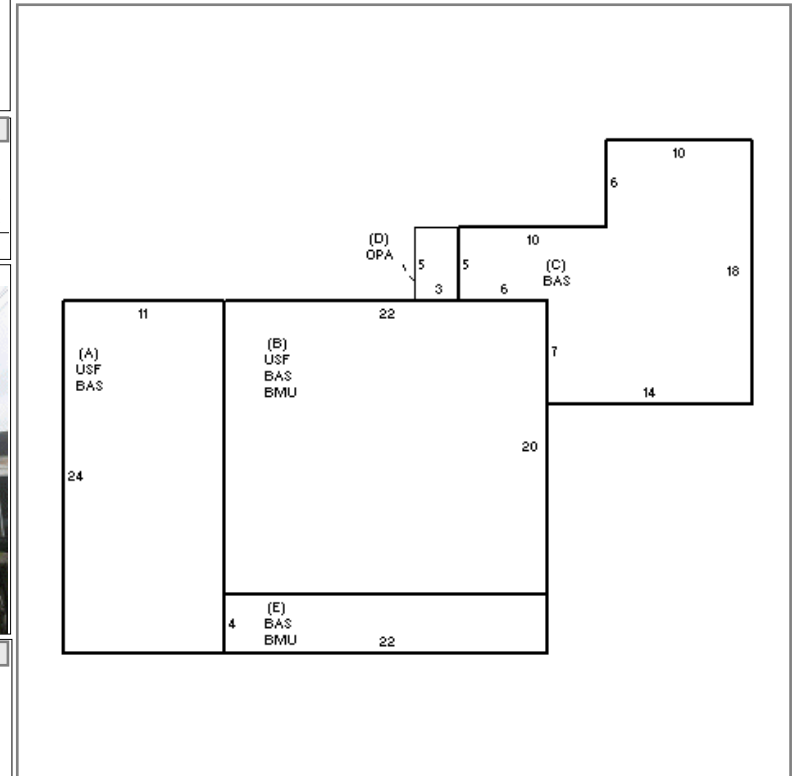
TOTAL	5,881 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	488,700	432,500			
Infl1	AVG		BUILDING	241,600	213,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	730,300	646,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/6/2019	TL
MODEL	1		RESIDENTIAL	LIST	9/6/2019	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,754	DETAIL ADJ	1.000
\$NLA(RCN)	\$186	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	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	3	WOOD PANEL	0.98
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
+	BAS	L	BASE AREA	1,050	1920	197.76	207,651
+	USF	L	UPPER STORY FIN	704	1920	112.02	78,860
+	BMU	N	BSMT UNFINISHED	528		47.42	25,038
D	OPA	N	OPEN PORCH	15		97.94	1,469
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	326,481
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$241,600