

Key: 8256

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.415

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WENZEL KERI LEE TRS K & B REALTY TRUST PO BOX 815 POCASSET, MA 02559				38.3-285-0				98 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL KERI LEE TRS				08/14/2017	F	10	30698-3				
WENZEL KERI LEE ETUX				03/03/2017	F	10	30331-252				
WENZEL KERI LEE				03/03/2017	A	115,000	30331-249				

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	%
19558	06/26/2019	9	DECK	8,000	06/01/2022	TL	100	100
18615	07/24/2018	3	ALT/RENO	40,000	03/23/2021	TL	100	100
01414	07/10/2001	6	FENCE		09/16/2003	TL	100	100

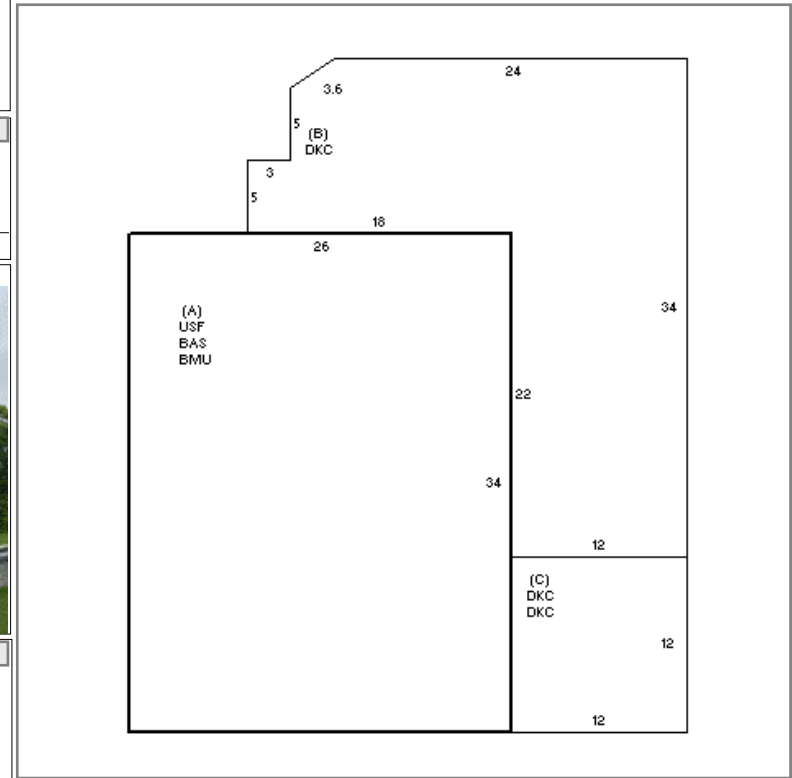
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,200	11	1.00	DCK 1.00	100	1.00					404,460

TOTAL	5,184 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Chapter 91 License #76-11 Expires 2040. Float located in Pocasset River; changed ppd to fld	LAND	404,500	315,000			
Infl1	DOCK		BUILDING	419,800	371,500			
N_Index	AVG		DETACHED	20,300	19,400			
			OTHER	0	0			
			TOTAL	844,600	705,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	14 X 22	308	48.72	13,500
FLD	V	1.30	10 0.90	4X24	96	78.52	6,800



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2022	TL
MODEL	1		RESIDENTIAL	LIST	6/1/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/1/2022	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,768	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	884		44.97	39,753
\$NLA(RCN)	\$258	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	884	1927	244.55	216,183
				ROOF SHAPE	2	HIP	1.02	A	USF	L	UPPER STORY FIN	884	1927	132.76	117,356
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	888		75.75	67,270
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	6		2,626.33	15,758
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HT WATER CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	456,320	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE		2011 / 11	
COND	8	%	8
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	\$419,800		