

Key: 8258

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.417

LEGAL

LAND

DETACHED

BUYING

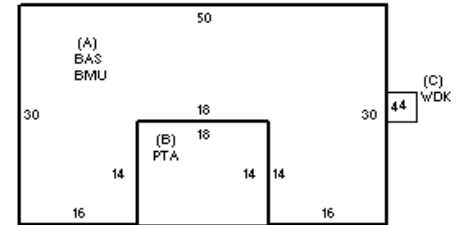
CURRENT OWNER				PARCEL ID				LOCATION			
MULLIGAN VICTORIA R 34 INDIAN SPRING ROAD CONCORD, MA 01742				38.3-287-0				92 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULLIGAN VICTORIA R				03/14/2000	X		12880-187				
MULLIGAN FREDERIC H &				12/27/1991	QS	165,000	07811-00217				
MULLIGAN FREDERIC H &				04/21/1991	R	167,000	N/A-N/A				

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	%
06442	07/17/2006	6	FENCE	3,200	08/09/2007	TL	100	100
990522	08/27/1999	4	DETACH STRUC	1,450	11/19/1999	MS	100	100
890043	01/25/1989	1	NEW CONSTRUC	75,000	01/01/1990	JAB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,000	11	1.00	100	1.00	100	1.00	589,250	2.87	A	1.00	BA+	2.50			427,210

TOTAL	11,021 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	427,200	332,700			
Infl1	AVG		BUILDING	242,900	215,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				670,100	547,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/27/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/27/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	307,471		
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,248		33.03	41,216	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,248	1989	194.33	242,525	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	252		14.06	3,543	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDC	N	WOOD DECK	16		73.01	1,168	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 10P	1		8,288.80	8,289	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,201.60	6,605	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		MST	O	MAS/METAL STACK	1		4,125.80	4,126	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1998 / 24
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$242,900