

Key: 8261

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.420

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MOLLOY MARYANN & SUSAN M SPENDLY 65 WHITING AVE DEDHAM, MA 02026				38.3-292-0				86 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOLLOY MARYANN & SPENDLEY SUE EXECUTRIX				02/24/2022	A	675,000	34928-195				
MOLLOY FRANCIS J JR				03/28/2011	N		25341-148				
				10/04/2007	N		22384-243				

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	%
14901	10/24/2014	3	ALT/RENO	168,000	02/17/2016	SW	100	100
910004	01/07/1991	12	CYCLICAL		09/02/2008	MR	100	100
		3	ALT/RENO	600	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,800	11	1.00	100	1.00	100	1.00	589,250	5.19	A	1.00	BA+	2.50			406,810

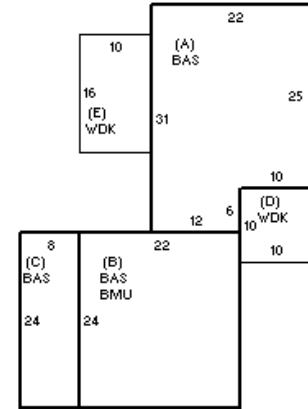
TOTAL	5,793 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	406,800	316,800			
Infl1	AVG		BUILDING	285,300	252,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		692,100	569,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	7 X 8		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2016	SW
MODEL	1		RESIDENTIAL	LIST	2/17/2016	SW
STYLE	1	0.95	RANCH [100%]	REVIEW	7/13/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	310,153			
NET AREA	1,342	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,342	1950	198.34	266,170	CONDITION ELEM	CD			
\$NLA(RCN)	\$231	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	528		48.57	25,643	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	260		27.33	7,105	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	5		2,246.92	11,235	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	G			
				INT. FINISH	1	PLASTER	1.00									HEAT	U			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
																		EFF.YR/AGE	2011 / 11	
																		COND	8 8 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	8 % GD 92	
																		RCNLD	\$285,300	