Key: 8264

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,423

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DINN MICHAEL J & BARBARA A DINN PO BOX 171 SAGAMORE BEACH, MA 02562-0171	38.3-296-0	78 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DINN MICHAEL J &		XX		05069-00270

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,793	11 1.00	100 1.00	100 1.00	589,250	5.19	A 1.00	BA+ 2.50			406,790

TOTAL	5,793 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

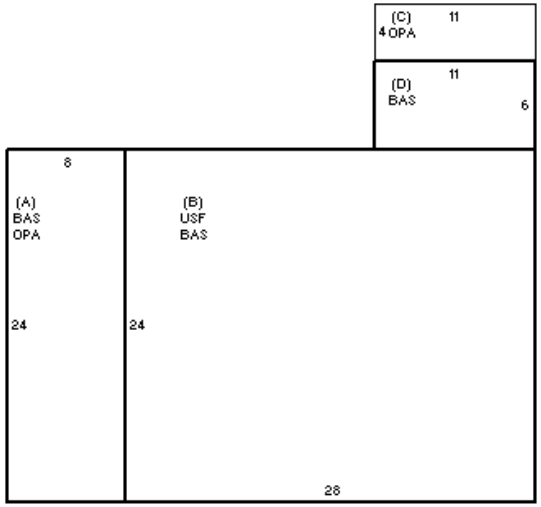
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	406,800	316,800
BUILDING	222,300	196,800
DETACHED	8,400	8,100
OTHER	0	0
TOTAL	**637,500**	**521,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	12 X 20		240	46.93	8,400

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	MR
LIST	9/2/2008	EST
REVIEW	9/7/2008	KEO

YEAR BLT	1922	SIZE ADJ	1.010
NET AREA	1,602	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	PIER	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	236		60.63	14,308
+	BAS	L	BASE AREA	930	1922	204.29	189,993
B	USF	L	UPPER STORY FIN	672	1922	112.02	75,276
	CPC	O	CAPE CELLAR	1		3,890.00	3,890
	F21	O	FPL 2S 1OP	1		9,075.00	9,075

TOTAL RCN	292,542

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$222,300