Key: 8265

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,424

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ACHIN NANCY G 74 TAHANTO ROAD POCASSET, MA 02559	38.3-297-0	74 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ACHIN NANCY G	05/23/2019	F	10	32038-185
ACHIN NANCY G	03/27/2012	N		26190-301/2
ACHIN GERARD R &	03/11/1997	QS	119,900	10645-50

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	%
19712	08/05/2019	3	ALT/RENO	5,000			100	100
980547	09/21/1998	4	DETACH.STRUC	1,300	01/26/1999	JS	100	100
970297	06/11/1997	9	DECK	4,500	05/13/1998	JS	100	100
970139	03/31/1997	2	ADDITIONS	26,600	05/13/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,980	11 1.00	100 1.00	100 1.00	589,250	5.99	A 1.00	BA+ 2.50			403,600

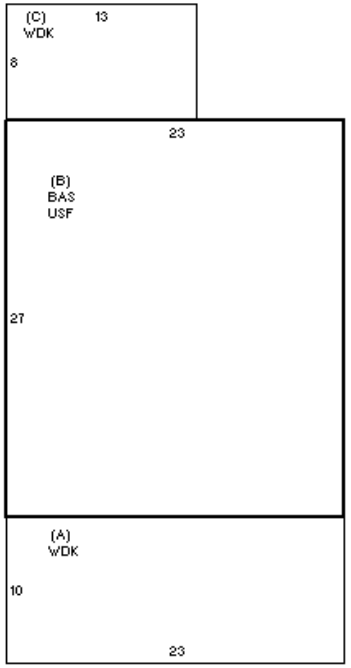
TOTAL	4,966 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	403,600	314,300
BUILDING	191,500	169,500
DETACHED	3,100	3,000
OTHER	0	0
TOTAL	**598,200**	**486,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 10		100	16.90	1,500
WDK	A 1.00	10 0.90	10 X 10		100	18.30	1,600
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 07/01/2010



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2010	TL
LIST	6/28/2010	TL
REVIEW		

YEAR BLT	1953	SIZE ADJ	1.015
NET AREA	1,242	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	334		24.06	8,038
B	USF	L	UPPER STORY FIN	621	1953	122.50	76,075
B	BAS	L	BASE AREA	621	1953	232.40	144,318
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN 245,553

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $191,500