

Key: 8271

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.430

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARVEY JANINE T & GEOFFREY L HARVEY 50 TAHANTO RD POCASSET, MA 02559				38.3-303-0				50 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARVEY JANINE T & ENSCOE DIANA TR ELIZABETH				06/29/2021	A	530,600	34251-185				
HARVEY ELIZABETH				10/25/2011	F	1 25780-149					
				01/23/2009	F	23390-164/5					

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	%
B-23-88	05/25/2023	2	ADDITIONS	300,000	09/20/2023	TL	50	90
D-23-10	03/20/2023	3	ALT/RENO	7,500	06/27/2023	TL	100	100
950626	12/12/1995	4	DETACH.STRUC	1,000	07/12/1996	JC	100	100
900598	11/01/1990	3	ALT/RENO	4,000	11/18/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,732	11	1.00	100	1.00	100	1.00	589,250	6.29	A	1.00	BA+	2.50			402,620

TOTAL	4,748 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	402,600	313,600	BUILDING	279,800	190,200
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	682,400	503,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	9/20/2023	TL
MODEL	1		RESIDENTIAL	LIST	9/20/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/20/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	900	1955	208.30	187,469	
\$NLA(RCN)	\$169	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	900	1955	113.08	101,768	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	42	26.11	1,097	
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CAN	N	CANOPY	27		14.31	387	
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	6		2,237.00	13,422	
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00									
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05									
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00									
GARAGE CAPACITY	0	1.00		USE	0		1.00									
% BSMT FINISH	0	1.00														
# OF HALF BATHS	0	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	304,142 <th>CONDITION ELEM</th> <th>CD</th>	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 uc		
ECON	0		
DEPR	8 % GD	92	
RCNLD	\$279,800		

