

Key: 8272

Town of Bourne - Fiscal Year 2024

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
TOWLE JANET T 46 TAHANTO RD POCASSET, MA 02559		38.3-304-0	46 TAHANTO RD				
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
TOWLE JANET T			06/27/2001	F		13979-129	

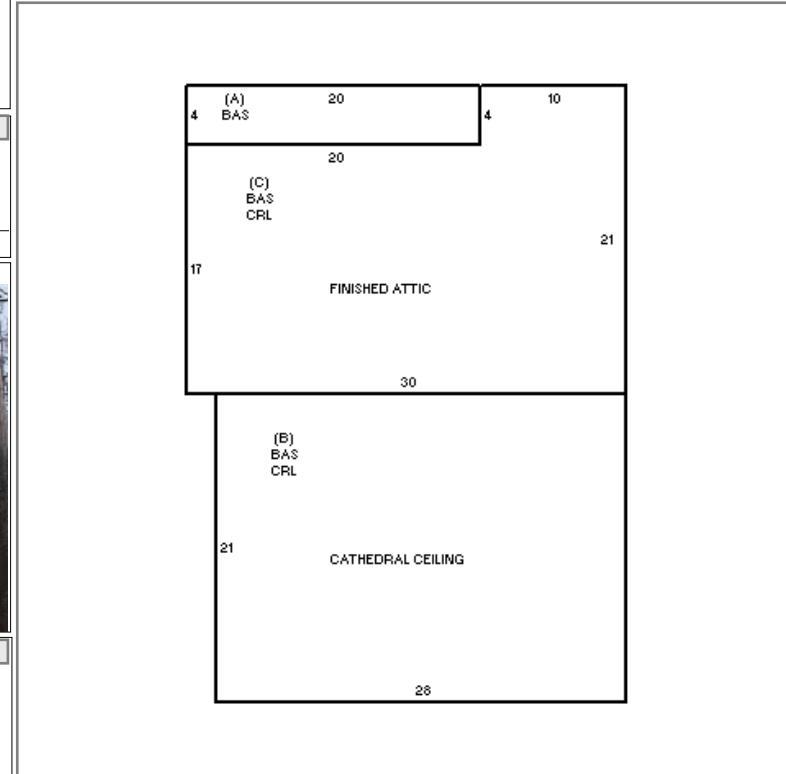
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,210	11	1.00	100	1.00	100	1.00	589,250	5.74	A	1.00	BA+ 2.50				404,500

TOTAL	5,227 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	404,500	315,000	BUILDING	266,100	238,400
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	670,600	553,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2007	TL
MODEL	1		RESIDENTIAL	LIST	12/26/2007	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	12/26/2007	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2000	SIZE ADJ	1.015
NET AREA	1,218	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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
+	BAS	L	BASE AREA	1,218	2000	211.79	257,960
+	CRL	N	BSMT CRAWL	1,138		22.93	26,091
	ATF	N	ATTIC FINISH	420		69.94	29,375
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	320,624	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 2002 / 20		
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$266,100	