Key: 8273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,432

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOMBARDO JOSEPH M & PATRICIA C 42 TAHANTO ROAD POCASSET, MA 02559	38.3-305-0	42 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOMBARDO JOSEPH M & PATRI	10/24/2017	F	100	30849-3
LOMBARDO PATRICIA C	04/16/1970	F	1	1469-330

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	%
930254	05/24/1993	4	DETACH.STRUC	800	12/10/1993	JS	100	100
920522	10/07/1992	3	ALT/RENO	18,000	08/11/1994	DMB	100	100

LAND

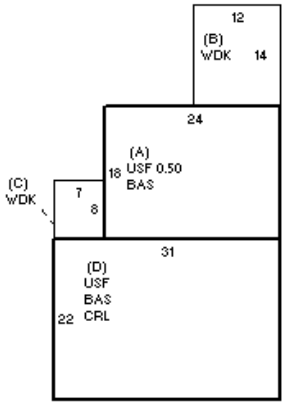
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,300	11 1.00	100 1.00	100 1.00	589,250	4.80	A 1.00	BA+ 2.50			408,780

TOTAL	6,316 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: no water view

ASSESSED	CURRENT	PREVIOUS
LAND	408,800	318,400
BUILDING	269,500	238,500
DETACHED	0	0
OTHER	0	0
TOTAL	**678,300**	**556,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 07/30/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2010	TL
LIST	7/1/2010	TL
REVIEW	7/1/2010	TL

YEAR BLT	1950	SIZE ADJ	1.005
NET AREA	2,012	DETAIL ADJ	1.000
$NLA(RCN)	$176	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,114	1950	192.93	214,919
+	USF	L	UPPER STORY FIN	898	1950	108.19	97,153
+	WDK	N	WOOD DECK	224		26.03	5,830
D	CRL	N	BSMT CRAWL	682		25.82	17,608
	CPC	O	CAPE CELLAR	1		3,794.90	3,795
	F21	O	FPL 2S 1OP	1		8,853.00	8,853
	FIX	O	XTRA FIXTURES	3		2,140.30	6,421

TOTAL RCN	354,579

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			$269,500