

Key: 8275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.434

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEYES DOUGLAS & JOANNE TRS DOUGLAS R KEYES LIV TRUST 19 BRIARCLIFF DR HOPKINTON, MA 01748				38.3-307-0				34 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEYES DOUGLAS & JOANNE TR				04/01/2022	F	100	35020-170				
KEYES DOUGLAS R &				10/18/2021	F	100	34579-291				
KEYES DOUGLAS R				08/19/1997	F	1	10907-32				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,286	11	1.00	DCK 1.00	100	1.00	A	1.00	BA+	2.50	404,800

TOTAL	5,271 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E PPD & FLD in Pocasset River; Chapter 91 License #85-2 & 85-2A Expires 2023; shared w/ 30 Tahanto Rd	LAND	404,800	315,300			
Infl1	DOCK		BUILDING	80,800	71,500			
N_Index	AVG		DETACHED	31,100	29,600			
			OTHER	0	0			
			TOTAL	516,700	416,400			

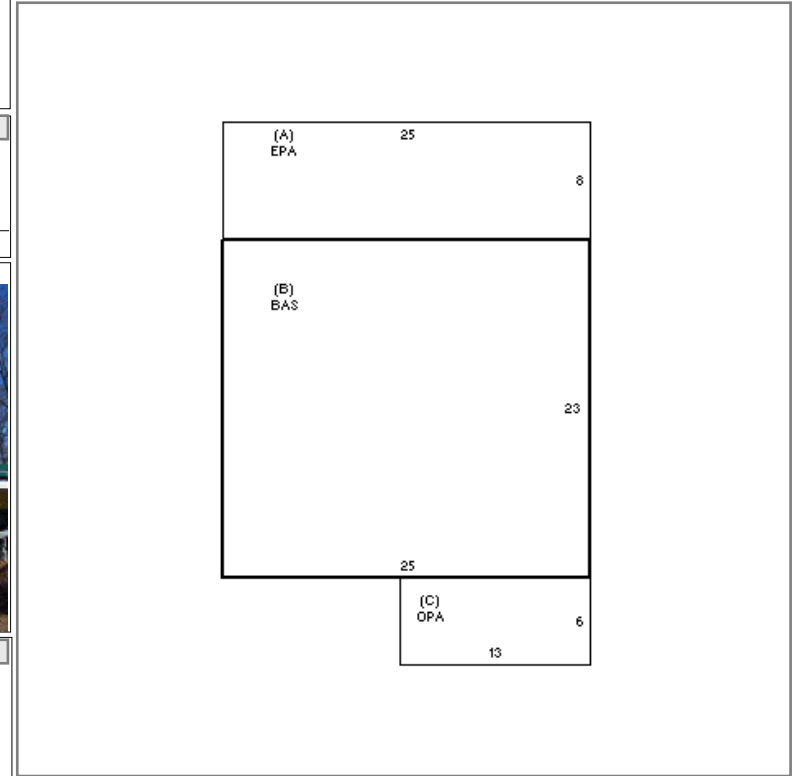
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
FLD	V	1.30	10 0.90 5X16		80	78.52	5,700
PPD	V	1.30	10 0.90 60X2		120	235.56	25,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2003	TL
MODEL	1		RESIDENTIAL	LIST	3/17/2003	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	3/17/2003	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
		12	CYCLICAL		03/06/2018	DB	100	100



YEAR BLT	1952	SIZE ADJ	1.020
NET AREA	575	DETAIL ADJ	1.000
\$NLA(RCN)	\$185	OVERALL	0.680
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	0	1.00	
FIXTURES	5	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	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	200		51.18	10,237
B	BAS	L	BASE AREA	575	1952	150.61	86,599
C	OPA	N	OPEN PORCH	78		49.85	3,888
	F11	O	FPL 1S 1OP	1		5,561.30	5,561

TOTAL RCN	106,286	
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		\$80,800