

Key: 8277

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.436

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DAVIS DAVID A TRUST (50%) & NANCY E DAVIS TRUST (50%)				38.3-309-0				24 TAHANTO RD				
25 RIDGEWOOD DR UNIT 6 STOW, MA 01775				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DAVIS DAVID A TRUST (50%)				09/20/2022	F	100	35377-57	
				DAVIS DAVID A & NANCY E				08/02/2000	F		13162-282	
				DAVIS DAVID A &				12/20/1989	B	100,000	6997-149	

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	%
09336	07/21/2009	3	ALT/RENO	5,200	08/21/2009		100	100
910423	09/23/1991	3	ALT/RENO	6,500	03/01/1992	HS	100	100
901900	05/01/1990	3	ALT/RENO		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	6,000	11	1.00	100	1.00	100	1.00	589,250	5.02	A	1.00	BA+	2.50			407,600

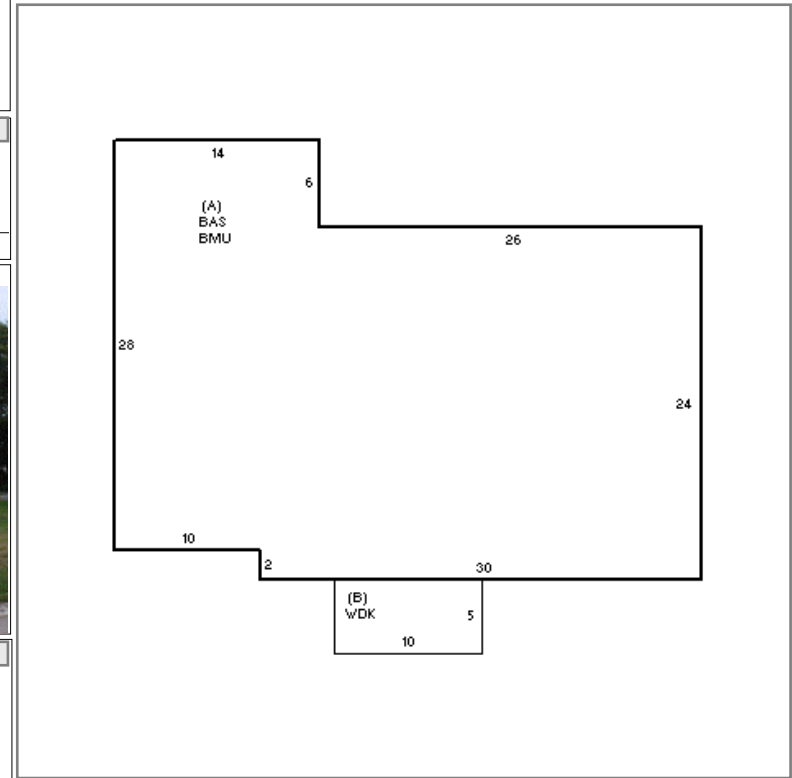
TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	407,600	317,400
Infl1	AVG		LAND	193,800	171,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	601,400	488,900

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/7/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.015
NET AREA	1,024	DETAIL ADJ	1.000
\$NLA(RCN)	\$243	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	1,024		36.64	37,521
A	BAS	L	BASE AREA	1,024	1954	192.90	197,526
B	WDK	N	WOOD DECK	50		63.69	3,184
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	1		2,140.30	2,140

TOTAL RCN	248,429
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$193,800
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