

Key: 8278

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.437

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FERRARA CARMEN M & MARY K TR FERRARA FAMILY REALTY TRUST 15 COLTS CROSSING CANTON, MA 02021-1621				38.3-310-0				20 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERRARA CARMEN M & MARY K				06/22/2015	F	100	28958-65				
FERRARA CARMEN M ETUX				05/31/2012	QS	389,000	26378-5-11				
JABLONSKY DEBORAH & KENNE				10/25/2010	H		N/A-N/A				

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	%
05609	09/06/2005	3	ALT/RENO	4,500	05/09/2006	TL	100	100
04254	04/23/2004	6	FENCE	7,000	07/15/2004	JS	100	100
04101	03/03/2004	2	ADDITIONS	7,300	07/22/2005	TL	100	100
01031	01/19/2001	2	ADDITIONS	28,900	11/13/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	5,369	11	1.00	100	1.00	100	1.00	589,250	5.58	A	1.00	BA+	2.50				405,120

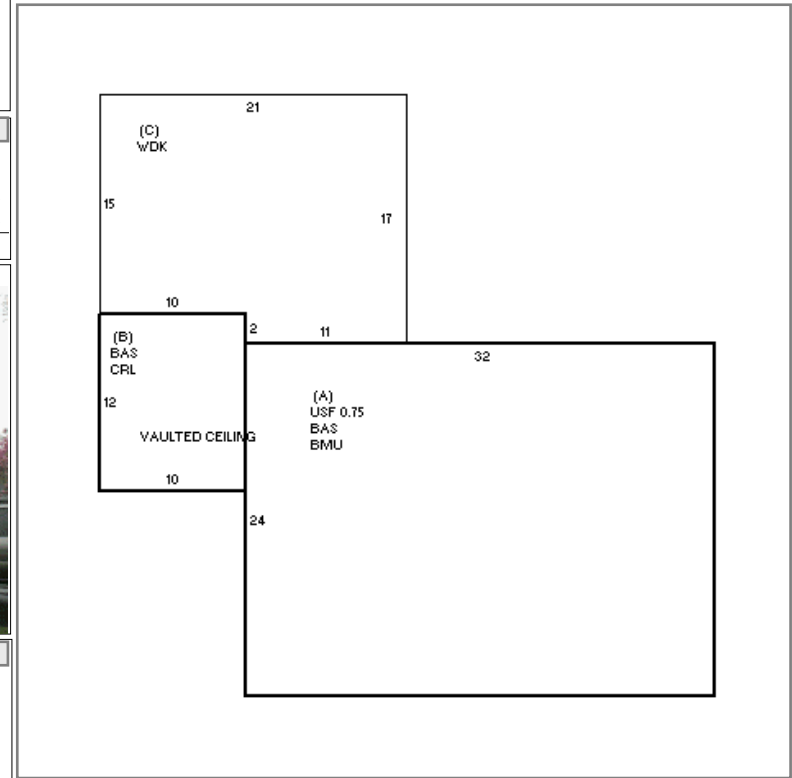
TOTAL	5,358 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	405,100	315,500			
Infl1	AVG		BUILDING	261,000	231,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			666,100		546,500			

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	5/9/2006	TL
MODEL	1		RESIDENTIAL	LIST	5/9/2006	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/9/2006	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,464	DETAIL ADJ	1.000
\$NLA(RCN)	\$226	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0.5	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	21	COMBO	1.00
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
A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
+	BAS	L	BASE AREA	888	1972	219.39	194,822
A	USF	L	UPPER STORY FIN	576	1972	121.74	70,119
B	CRL	N	BSMT CRAWL	120		37.90	4,548
C	WDK	N	WOOD DECK	337		23.63	7,964
	FIX	O	XTRA FIXTURES	4		2,355.98	9,424
	MST	O	MAS/METAL STACK	1		4,415.40	4,415

TOTAL RCN	330,404
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$261,000
-------	-----------