Key: 8305

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,463

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRAMER EDWARD & ANN TRS GRAMER REALTY TRUST 47 TUCKER RD NORFOLK, MA 02056	38.3-341-0	168 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRAMER EDWARD & ANN TRS	01/31/2017	F	100	30269-179
GRAMER EDWARD J JR &	07/27/1990	QS	118,000	7240-115

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

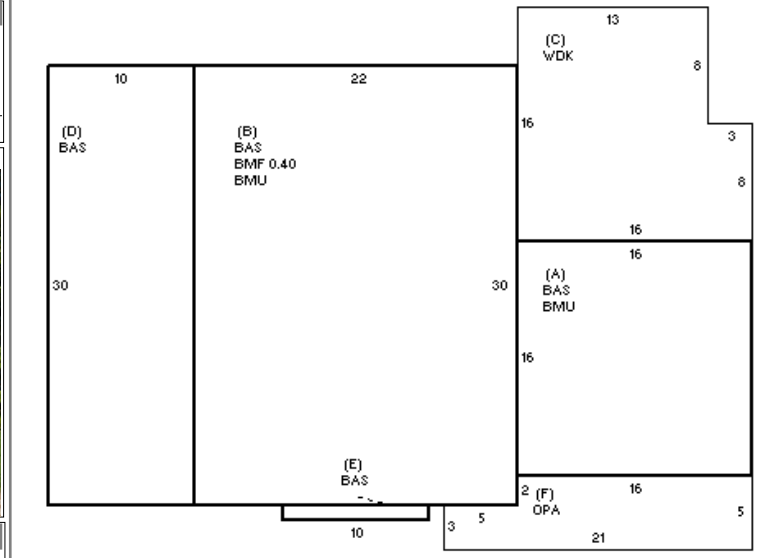
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
950616	12/06/1995	2	ADDITIONS	30,000	01/28/1998	JS	100	100
940065	03/03/1994	10	WOODSTOVE	1,200	01/13/1995	JS	100	100
930080	03/03/1993	9	DECK	2,800	04/29/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,506	11 1.00	100 1.00	100 1.00	589,250	2.76	A 1.00	BA+ 2.50			429,190

TOTAL	11,500 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	429,200	334,300
BUILDING	244,100	216,000
DETACHED	0	0
OTHER	0	0
TOTAL	673,300	550,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/03/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2008	MR
LIST	9/3/2008	EST
REVIEW	9/7/2008	KEO

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,226	DETAIL ADJ	1.000
$NLA(RCN)	$255	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	40	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	4	VINYL	1.00
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	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	916		37.75	34,581
B	BMF	N	BSMT FINISH	264		60.49	15,971
C	WDK	N	WOOD DECK	232		26.82	6,221
+	BAS	L	BASE AREA	1,226	1958	194.62	238,601
F	OPA	N	OPEN PORCH	95		74.40	7,068
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	312,948
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		$244,100