Key: 8319

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,476

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TSE JOHN 352 CONCORD AVE LEXINGTON, MA 02421	38.3-357-0	10 TAHANTO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TSE JOHN	07/01/2016	QS	285,000	29772-31
STAPLES RICHARD A &	08/28/2009	A	200,000	23994-333
CONNORS TERENCE M	06/21/1991	QS	70,000	07580-00341

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	%

LAND

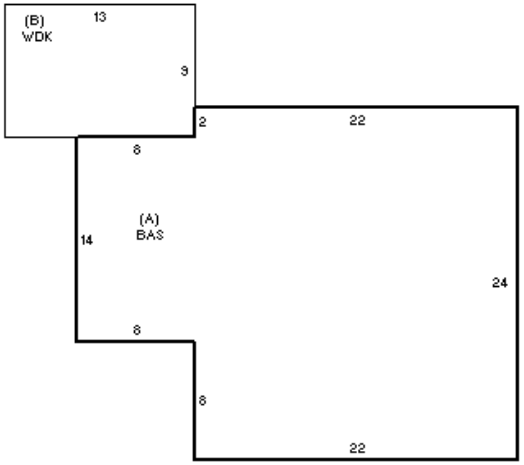
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,241	11 1.00	100 1.00	100 1.00	589,250	5.71	A 1.00	BA+ 2.50			404,620

TOTAL	5,227 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	404,600	315,100
BUILDING	101,800	90,100
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**507,800**	**406,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 14		112	16.42	1,400

PHOTO 10/05/2001

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	10/5/2001	TL
LIST	3/27/1990	EST
REVIEW	6/3/2014	TL

YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	640	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	0.920

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	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	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	4	ASPHALT TILE	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
A	BAS	L	BASE AREA	640	1960	193.57	123,883
B	WDK	N	WOOD DECK	117		37.08	4,338
	FIX	O	XTRA FIXTURES	1		1,998.80	1,999
	MST	O	MAS/METAL STACK	1		3,745.20	3,745

TOTAL RCN	133,965

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		$101,800