

Key: 8833

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.020

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
TAFT DAVID A & THERESA M TRS TAFT CAPE COD RLTY TRUST 132 FARM ST DOVER, MA 02030				42.0-71-0				147 SOUTH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TAFT DAVID A & THERESA M				05/15/2006	QS	3,950,000	20999-339					
REEN JOHN G				12/18/2003	F	1	18045-144					
REEN JOHN G &				04/23/1997	P	472,500	10713-74					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1,767,750	0.64	A	1.00	WNS	7.50	2,093,700
300	A	2,263	12	1.00	100	122,250	1.00	A	1.00	WNS	7.50	276,650

LAND

TOTAL	4.100 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE			LAND	2,370,400	2,097,400	
Infl1	AVG				BUILDING	2,891,700	2,589,500	
N_Index	AVG				DETACHED	93,800	89,400	
				OTHER	438,000	391,800		
				TOTAL		5,793,900	5,168,100	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 24 X 36	2000	864	40.10	31,200
CAN	A	1.00	10 0.90 8 X 12		96	4.90	400
CTC	A	1.00	10 0.90		1	16,668.40	15,000
IPG	S	3.00	10 0.90	2020	555	83.72	41,800
PTD	E	1.90	10 0.90 EST	2020	900	6.70	5,400



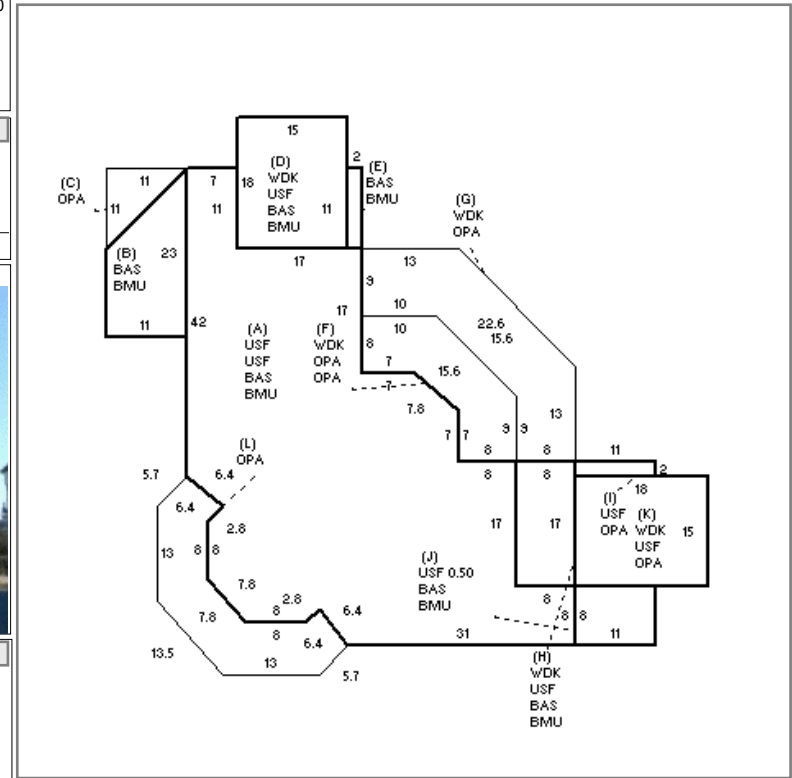
PHOTO	11/10/2021
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/4/2022	RP
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	7,337	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$475	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	3	1.00		ROOF COVER	2	WOOD SHINGLES	1.02
ROOMS	14	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	6	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	6	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	27	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	3	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
H86	04/17/2020	8	POOL		04/27/2022		100	100
20282	03/26/2020	8	POOL	60,000			100	100
06713	11/07/2006	1	NEW CONSTRUC	150,000	10/31/2008	DB	100	100
990543	07/09/1999	1	NEW CONSTRUC	1,330,000	01/30/2001	EB	100	100



YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,483,936
NET AREA	7,337	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,671		87.29	233,151		
\$NLA(RCN)	\$475	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,671	2000	521.98	1,394,214		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	4,666	2000	275.02	1,283,259		
STORIES	3	1.00		ROOF COVER	2	WOOD SHINGLES	1.02	+	OPA	N	OPEN PORCH	1,421		172.13	244,594		
ROOMS	14	1.00		FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	1,249		67.80	84,688		
BEDROOMS	6	1.00		INT. FINISH	2	DRYWALL	1.00		F34	O	FPL 3S 4OP	1		34,362.10	34,362		
BATHROOMS	6	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	22		6,760.01	148,720		
FIXTURES	27	1.00		FUEL SOURCE	1	OIL	1.00		GFP	O	GAS FIREPLACE	3		20,315.67	60,947		
GARAGE CAPACITY	3	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$2,891,700

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LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
TAFT DAVID A & THERESA M TRS		42.0-71-0		147 SOUTH RD	
TAFT CAPE COD RLTY TRUST		TRANSFER HISTORY		DOS	T
132 FARM ST				SALE PRICE	BK-PG (Cert)
DOVER, MA 02030					


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

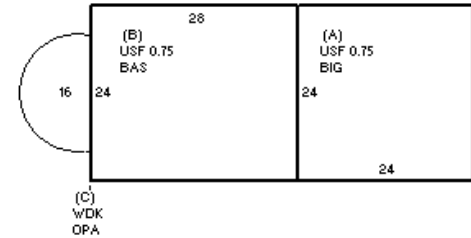
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	438,000	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/31/2002
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/9/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,994
NET AREA	1,608	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		118.66	68,351		
\$NLA(RCN)	\$293	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	936	2007	162.93	152,500		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	672	2007	312.19	209,792		
				ROOF COVER	2	WOOD SHINGLES	1.02	C	OPA	N	OPEN PORCH	133		103.84	13,811		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	133		59.81	7,955		
				INT. FINISH	2	DRYWALL	1.00		JAC	O	JACUZZI	1		18,585.60	18,586		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

TOTAL RCN	470,994
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$438,000