

Key: 7827

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.987

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TAYLOR RICHARD H ET AL 14 HERITAGE LN WEST BOYLSTON, MA 01583				38.1-9-0				114 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TAYLOR RICHARD H ET AL				07/05/2005	A		20008-279				
TAYLOR RICHARD H				07/23/2004	N		18859-187				
TAYLOR HAROLD JR				10/17/1988	XX		869-414				

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	%
EXB-21-458	07/06/2021	3	ALT/RENO	11,489	06/01/2022	SL	100	100
02711	10/22/2002	3	ALT/RENO	3,000	02/28/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,694	11	1.00	100	1.00	100	1.00	942,800	5.28	A	1.00	BGD	4.00			650,240

TOTAL	5,706 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E ALSO OWNS CONTIGUOUS PARCEL 10 WHICH IS UNBUILDABLE	LAND	650,200	575,500			
Infl1	AVG		BUILDING	264,700	234,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				914,900	809,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/1/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/1/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1930	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,676
NET AREA	1,642	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	840		37.57	31,556	CONDITION ELEM	CD
\$NLA(RCN)	\$224	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	EPA	N	ENCLOSED PORCH	332		67.21	22,312	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	970	1930	204.29	198,164	INTERIOR	F
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	462		26.46	12,226	KITCHEN	A
ROOMS	8	1.00		FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UPPER STORY FIN	672	1930	112.02	75,276	BATHS	F
BEDROOMS	5	1.00		INT. FINISH	3	WOOD PANEL	0.98	F	WDK	N	WOOD DECK	368		22.00	8,097	HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,075.00	9,075	ELECT	A	
FIXTURES	10	1.00		FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,193.92	10,970			
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	2	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1991 / 31
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$264,700

