

Key: 7835

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.996

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
WYLIE THOMAS R & DELIAN D WYLIE 153 TAHANTO RD POCASSET, MA 02559				38.1-16-0				153 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WYLIE THOMAS R & WYLIE THOMAS TR BETTY & WYLIE RAYMOND F & BETTY J				01/15/2015	F	1	28633-185-88				
				03/29/2013	F		27249-164+5				
				02/06/2008	F	100	22652-84				

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-21-46	01/24/2021	3	ALT/RENO		06/23/2022	SL	100	100
16301	04/22/2016	3	ALT/RENO	40,000	06/23/2022	SL	100	100
15864	09/30/2015	3	ALT/RENO	12,000	05/22/2018		100	100
14071	02/12/2014	3	ALT/RENO	10,000		DB	100	100

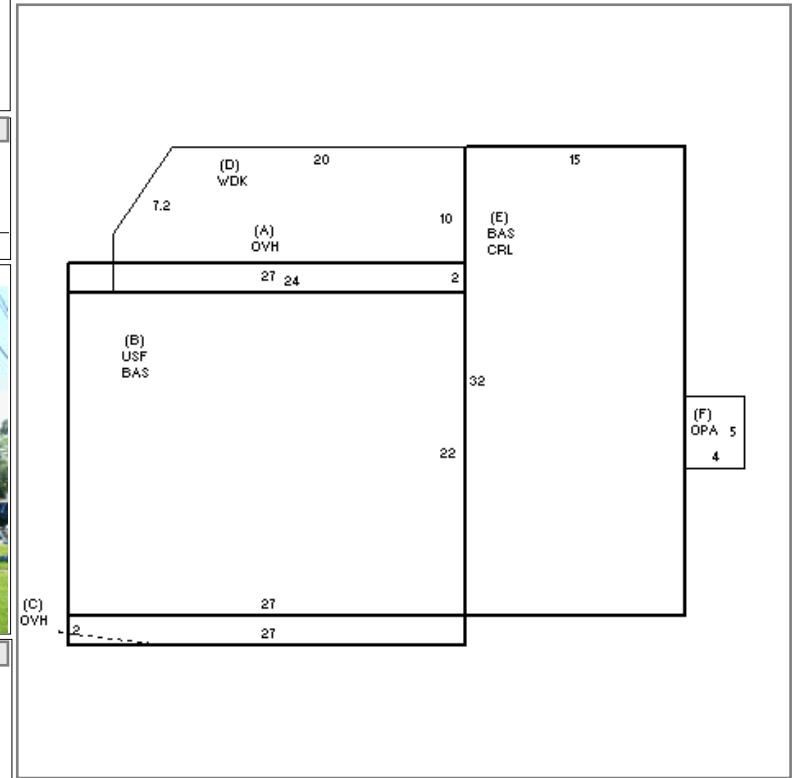
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,500	11	1.00	100	1.00	100	1.00	707,100	6.60	A	1.00	BG-	3.00			482,060

TOTAL	4,487 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	Waterview	LAND	482,100	426,600		
Infl1	AVG			BUILDING	303,800	268,900		
N_Index	AVG			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	785,900	695,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/23/2022	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/23/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1948	SIZE ADJ	1.010
NET AREA	1,776	DETAIL ADJ	1.000
\$NLA(RCN)	\$204	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	PIER	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	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
+	OVH	L	OVERHANG	108	1948	199.38	21,533
+	BAS	L	BASE AREA	1,074	1948	211.33	226,974
B	USF	L	UPPER STORY FIN	594	1948	121.13	71,954
D	WDK	N	WOOD DECK	228		28.51	6,501
E	CRL	N	BSMT CRAWL	480		28.28	13,575
F	OPA	N	OPEN PORCH	20		104.64	2,093
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	361,704
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$303,800
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