

Key: 7845

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.006

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
STARR MARTIN S ETUX MARGARET M LEAHY 173 TAHANTO RD POCASSET, MA 02559				38.1-26-0				173 TAHANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STARR MARTIN S ETUX				07/25/2006	F	100	21211-330				
LEAHY MARGARET M				09/18/1991	QS	152,000	07684-00149				

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	%
05498	07/29/2005	1	NEW CONSTRUC	314,000	09/13/2006	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	5,900	11	1.00	100	1.00	100	1.00	707,100	5.10	A	1.00	BG- 3.00		488,650

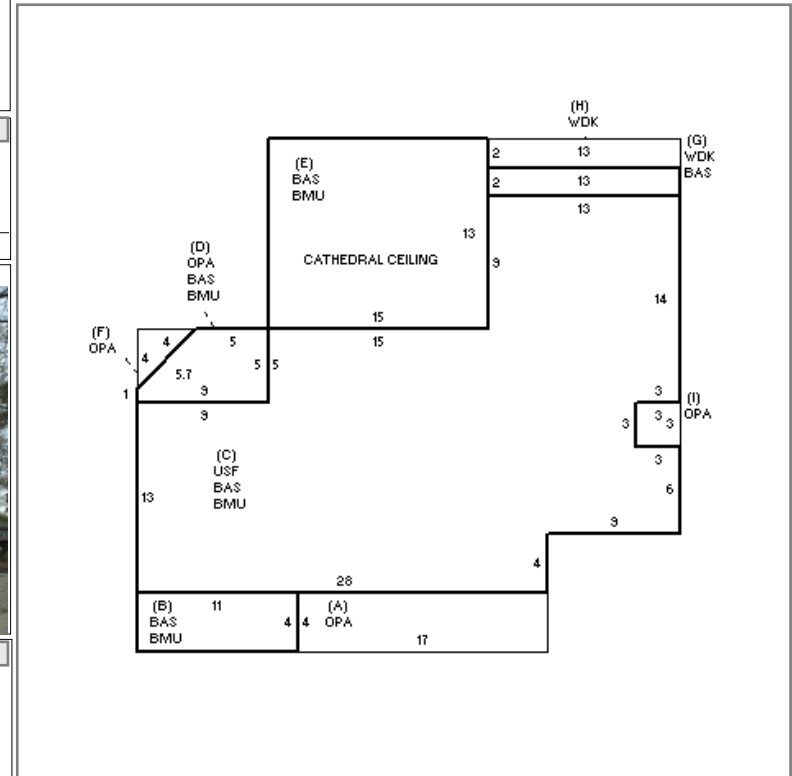
TOTAL	5,881 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	488,700	432,500			
Infl1	AVG		BUILDING	375,200	335,800			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	866,400	770,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 14		140	19.71	2,500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2006	TL
MODEL	1		RESIDENTIAL	LIST	9/13/2006	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/13/2006	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	2005	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	431,216				
NET AREA	1,688	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	122		86.90	10,602	CONDITION ELEM	CD				
\$NLA(RCN)	\$255	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	969		46.18	44,752	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	693	2005	137.71	95,436	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	995	2005	251.16	249,905	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	52		67.98	3,535	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	7		2,697.19	18,880	HEAT	A					
				HEATING/COOLING	1	FORCED AIR	1.00	GFP	O	GAS FIREPLACE	1		8,105.90	8,106	ELECT	A					
				FUEL SOURCE	2	GAS	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	2006 / 16		
																		COND	13 13 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	13	% GD	87
																		RCNLD	\$375,200		