

Key: 7860

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.021

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SULSER HENRY W DIANE S SULSER 7 FARM HILL ROAD S NATICK, MA 01760-5552		38.1-44-0	150 TAHANTO RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE
		SULSER HENRY W	01/01/1987	QS	140,000	5684-171

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	4,800	11	1.00	100	1.00	100	1.00	589,250	6.20	A	1.00	BA+ 2.50									402,890

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	402,900	313,800			
Infl1	AVG		BUILDING	104,200	92,200			
N_Index	AVG		DETACHED	6,900	6,600			
			OTHER	0	0			
			TOTAL	514,000	412,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90 A	0.75 12X16		192	47.98	6,900
SHF	A	1.00 A	0.75 4X10			0.00	

PHOTO 09/02/2008



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/7/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900 <th>SIZE ADJ</th> <td>1.015</td>	SIZE ADJ	1.015
NET AREA	1,400 <th>DETAIL ADJ</th> <td>1.000</td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$98	OVERALL	0.540

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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	250		35.75	8,938
B	BAS	L	BASE AREA	700	1900	113.06	79,141
B	USF	L	UPPER STORY FIN	700	1900	59.60	41,718
C	WDK	N	WOOD DECK	36		34.74	1,251
	F21	O	FPL 2S 10P	1		4,828.20	4,828
	FIX	O	XTRA FIXTURES	1		1,167.50	1,168

TOTAL RCN	137,043	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76

RCNLD	\$104,200	
-------	-----------	--

