

Key: 10074

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLANAGAN NEWMAN A & EILEEN P FLANAGAN P O BOX 1315 POCASSET, MA 02559-1315				45.0-15-0				5 LIGHTHOUSE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLANAGAN NEWMAN A &					XX		01440-0581				

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	%
03045	02/03/2003	3	ALT/RENO		01/04/2022	TL	100	100
970352	07/02/1997	4	DETACH.STRUC	24,000	09/22/2004	JS	100	100
900122	04/03/1990	9	DECK	4,000	05/20/1998	JS	100	100
		3	ALT/RENO	12,000	11/18/1991	HS	100	100

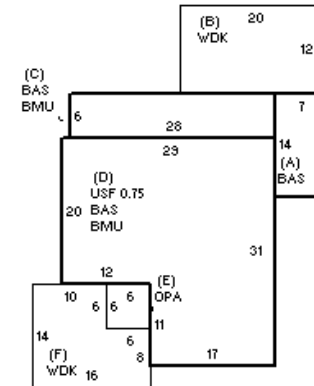
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,692	12	1.00	100	1,343,490	1.99	A	1.00	WNE	5.70	1,024,960

TOTAL	16,683 SF	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE			LAND	1,025,000	907,100	
Infl1	AVG		BUILDING	343,400	303,800			
N_Index	AVG		DETACHED	19,800	18,900			
			OTHER	0	0			
					TOTAL	1,388,200	1,229,800	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 24 X 26	2003	624	35.32	19,800



BLDG COMMENTS	
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1876	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,770		
NET AREA	1,608	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,033	1876	246.23	254,361	CONDITION ELEM	CD		
\$NLA(RCN)	\$254	OVERALL	1.270	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	428		27.40	11,726	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	935	46.77	43,734	INTERIOR	A		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	575	1876	141.14	81,155	KITCHEN	G			
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	36		104.51	3,762	BATHS	G			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,299.30	11,299	HEAT	A			
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	1		2,732.20	2,732	ELECT	U			
FIXTURES	6	1.00	FUEL SOURCE	1	OIL	1.00													
GARAGE CAPACITY	0	1.00	USE	0		1.00													
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	0	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	2003 / 19		
																COND	16 16 %		
																FUNC	0		
																ECON	0		
																DEPR	16	% GD	84
																RCNLD	\$343,400		