

Key: 10875

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.155

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| FLYNN SUSAN R - TRUSTEE P O BOX 606 CATAUMET, MA 02534 | | | | 51.2-56-0 | | | | 7 POST OFFICE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FLYNN SUSAN R - TRUSTEE | | | | 06/08/2017 | F | 1 | 30544-226 | | | | |
| FLYNN SUSAN R | | | | 05/10/2017 | F | 99 | 30478-42 | | | | |
| FLYNN SUSAN R & | | | | 03/13/2015 | F | 1 | 28735-79 | | | | |

| 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 | % |
| 19846 | 09/13/2019 | 3 | ALT/RENO | 13,225 | | | 100 | 100 |
| 930329 | 06/26/1993 | 4 | DETACH.STRUC | 4,500 | 06/03/1994 | JS | 100 | 100 |

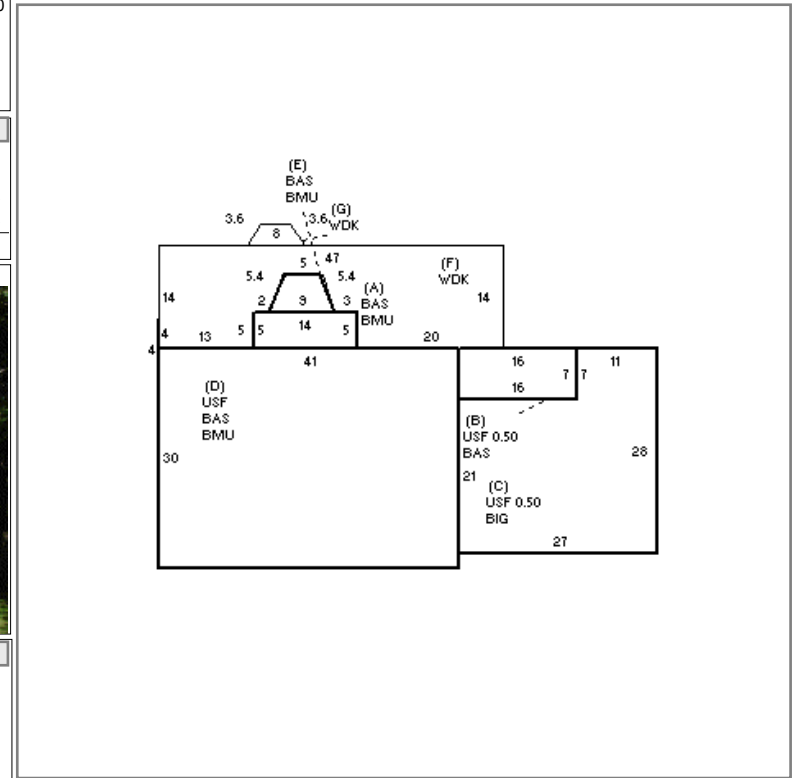
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 1.00 | A | 1.00 | R06 | 1.25 | | 270,490 |
| 300 | A | 0.017 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 20,375 | 1.00 | A | 1.00 | R06 | 1.25 | | 350 |

| TOTAL | 40,729 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 270,800 | 239,700 | | | |
| Infl1 | AVG | | BUILDING | 519,500 | 459,700 | | | |
| N_Index | AVG | | DETACHED | 1,700 | 1,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 792,000 | 701,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X14 | | 112 | 16.42 | 1,700 |
| APO | A | 1.00 | A 0.75 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2008 | SAL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/10/2008 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 2/13/2020 | TL |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1987 | SIZE ADJ | 0.995 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 3,055 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,335 | | 36.36 | 48,547 |
| \$NLA(RCN) | \$207 | OVERALL | 1.040 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,447 | 1987 | 208.82 | 302,166 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,608 | 1987 | 118.35 | 190,299 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BIG | N | BUILT-IN GARAGE | 644 | | 83.95 | 54,062 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | WDK | N | WOOD DECK | 569 | | 24.31 | 13,835 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 10,027.10 | 10,027 | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | FIX | O | XTRA FIXTURES | 6 | | 2,424.15 | 14,545 | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 633,479 | CONDITION ELEM | CD |
|------------|-----------|----------------|----|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | G |
| | | BATHS | G |
| | | HEAT | A |
| | | ELECT | A |
| EFF.YR/AGE | | 2001 / 21 | |
| COND | 18 | 18 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 18 | % GD | 82 |
| RCNLD | \$519,500 | | |