

Key: 11186

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.483

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLATLEY JOHN J 45 DAN ROAD SUITE 320 CANTON, MA 02021				53.0-7-0				53 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLATLEY JOHN J				02/28/2018	A	2,300,000	31111-213				
FLATLEY CHARLOTTE E & JOH				03/23/2015	F	100	28752-343				
FLATLEY CHARLOTTE E				11/22/2010	F		25021-37				

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-23-670	10/06/2023	3	ALT/RENO	44,000			0 0
18980	11/07/2018	3	ALT/RENO	85,000	07/31/2019	RP	100 100
		3	ALT/RENO		10/16/2018	TL	100 100
18263	04/09/2018	3	ALT/RENO	30,000	10/16/2018	TL	100 100
18127	02/22/2018	3	ALT/RENO	52,000	10/16/2018	TL	100 100

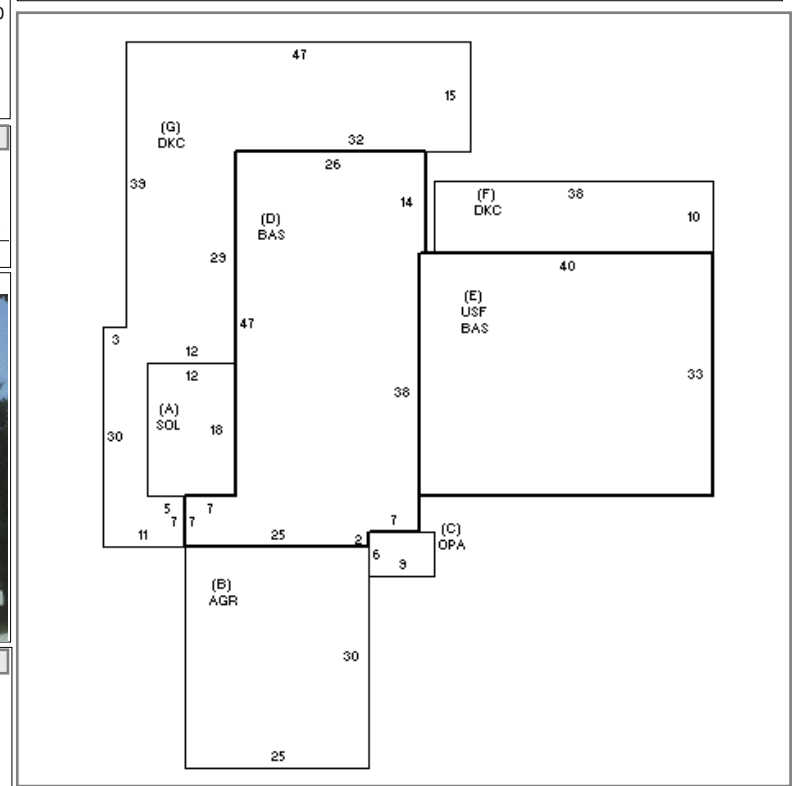
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.312	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		68,660

TOTAL	1.230 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	2,990,000	2,646,100
Infl1	AVG			BUILDING	818,000	724,000			
N_Index	AVG			DETACHED	49,400	47,100			
				OTHER	0	0			
						TOTAL	3,857,400	3,417,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	E	1.90	10 0.90	24 X 36	2019	864	63.49	49,400



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2019	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/31/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	879.601			
NET AREA	4,039	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	SOL	N	SOLARIUM	216		97.22	21,000	CONDITION ELEM	CD			
\$NLA(RCN)	\$218	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	750		65.54	49,153	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	54		86.39	4,665	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,719	1968	185.38	504,041	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	1,320	1993	117.21	154,713	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	1,720		66.88	115,038	HEAT	U			
				HEATING/COOLING	11	HT WATER CL AIR	1.05		CPC	O	CAPE CELLAR	1		4,256.80	4,257	ELECT	U			
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,930.70	9,931					
				USE	0		1.00		FIX	O	XTRA FIXTURES	7		2,400.73	16,805					
																		EFF.YR/AGE	2012 / 10	
																		COND	7 7 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	7 % GD 93	
																		RCNLD	\$818,000	