Key: 11193

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,490

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLATLEY JOHN J 45 DAN ROAD SUITE 320 CANTON, MA 02021	53.0-14-0	52 PASTURE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLATLEY JOHN J	02/28/2018	A	315,000	31111-211
FLATLEY CHARLOTTE D & JOH	03/23/2015	F	100	28752-343
FLATLEY CHARLOTTE D	11/22/2010	N		25021-37

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1060	100	ACC LAND WITH IMPROV		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
N/A	06/18/2018	4	DETACH.STRUC		10/21/2018	BC	100	100

LAND

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	942,800	1.00	A	1.00	BAV	4.00			865,580
300	A	0.082	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00			5,350

TOTAL	43,560 SF	ZONING	1	FRNT	0

Nbhd	SCRAG NCK
Infl1	AVG
N_Index	AVG

NOTE: 10/18; per conserv dept, some wetland exists, but this parcel is suitable & typical for dwelling const in this area (fy19 = construction of a new tennis court is approved & u/c) .. no topo adj necessary

ASSESSED	CURRENT	PREVIOUS
LAND	870,900	770,800
BUILDING	0	0
DETACHED	15,000	14,300
OTHER	0	0
TOTAL	**885,900**	**785,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	G	1.20	A	0.75	120 X 60	2018	1	20,002.08	15,000

PHOTO 01/07/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	0	1.00	[100%]
QUALITY		1.00	[100%]
FRAME		1.00	[100%]

MEASURE	10/15/2020	RP
LIST	10/15/2020	RP
REVIEW	10/15/2020	RP

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	0	DETAIL ADJ	1.000
$NLA(RCN)	$0	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	0		1.00
EXT COVER	0		1.00
ROOF SHAPE	0		1.00
ROOF COVER	0		1.00
FLOOR COVER	0		1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	0

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	0 / 0		
COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD			$0