

Key: 1370

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.375

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MUELLER JEAN TR OF THE MUELLER NOMINEE TRUST 49 POQUANTICUT AVENUE N EASTON, MA 02356				7.2-11-0				10 FLINTLOCK LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MUELLER JEAN TR OF THE MUELLER JEAN ANN &				11/25/2002 02/15/1985	F QS		1 (167379) (100235)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
EXB-23-14	01/18/2023	3	ALT/RENO		04/21/2023	SL	100
17362	05/16/2017	3	ALT/RENO	4,445	04/21/2023	SL	100
16980	11/10/2016	15	INSULATE/WEA	4,255			100
		14	SOLAR	7,000			100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,000	1	1.00	100	1.00	100	1.00	259,270	3.13	A	1.00	R04	1.10			186,250

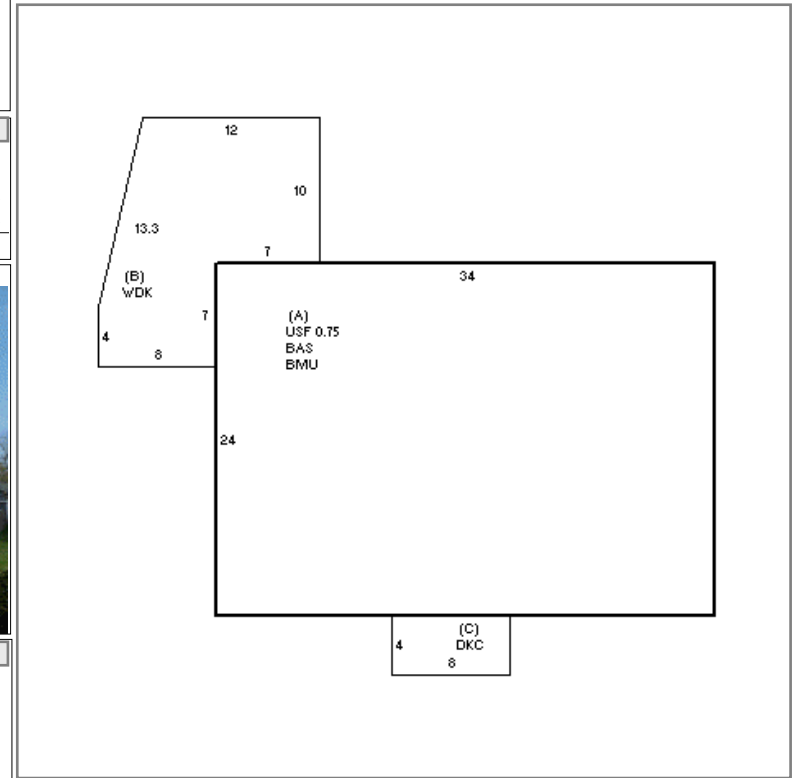
TOTAL	10,019 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	186,300	164,800			
Infl1	AVG		BUILDING	233,900	205,500			
N_Index	AVG		DETACHED	0	600			
			OTHER	0	0			
			TOTAL	420,200	370,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	6/27/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/21/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303.805
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		39.60	32,315	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1973	215.37	175,740	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1973	118.09	72,271	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	187		37.99	7,104	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	DKC	N	DECK-COMPOSITE	32		68.18	2,182	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,567.00	9,567	HEAT	A
				HEATING/COOLING	5	ELECTRIC BB	0.98		FIX	O	XTRA FIXTURES	2		2,312.75	4,626	ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										



EFF. YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$233,900