

Key: 1554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.556

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
FLYNN SEAN P & AMIE E 12 HUNTERS RIDGE RD SAGAMORE BEACH, MA 02562								7.4-1-0				12 HUNTERS RIDGE RD			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
FLYNN SEAN P & AMIE E								06/25/2019	QS	369,000 (219794)					
WHITAKER PAUL P &								02/27/2004	QS	312,000 (172203)					
ELIAS DENISE E &								04/14/1997	D	131,000 (144114)					

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	%
B-20-62	04/30/2020	9	DECK	8,500	03/16/2021		100	100
12051	01/20/2012	15	INSULATE/WEA	1,500	03/07/2012		100	100
960584	11/25/1996	1	NEW CONSTRUC	111,000	01/12/1998	JS	100	100

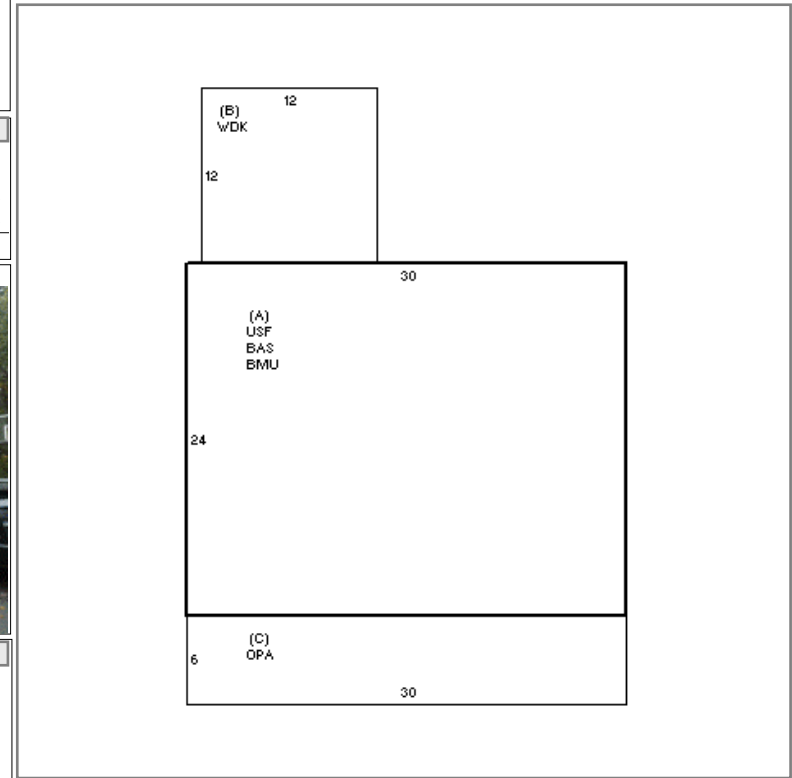
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,500	1	1.00	100	1.00	100	1.00	259,270	2.01	A	1.00	R04	1.10		197,470

TOTAL	16,509 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	197,500	174,800			
Infl1	AVG		BUILDING	277,600	248,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		<b>TOTAL</b>		<b>475,100</b>	<b>423,300</b>			

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	10/24/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/24/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/24/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	720		49.52	35,658
\$NLA(RCN)	\$227	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	720	1997	221.93	159,788
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	1997	116.99	84,230
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	144		42.51	6,122
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	180		70.32	12,658
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	500		47.14	23,570
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	2		2,291.15	4,582
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	326,608 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE		2004 / 18	
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD	\$277,600		