Key: 1690

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.693

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLYNN SHERRY M 854 SCENIC HIGHWAY BOURNE, MA 02532	10.0-18-0	51 HERRING POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLYNN SHERRY M FLYNN ROBERT M	02/06/2004	A XX	300,000	18197-69 04825-00149

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	%
18490	06/11/2018	3	ALT/RENO	7,945	05/22/2019	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,682	3 1.00	100 1.00	100 1.00	188,560	2.10	A 1.00	R02 0.80			142,590

TOTAL	15,682 SF	ZONING	2	FRNT	235

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

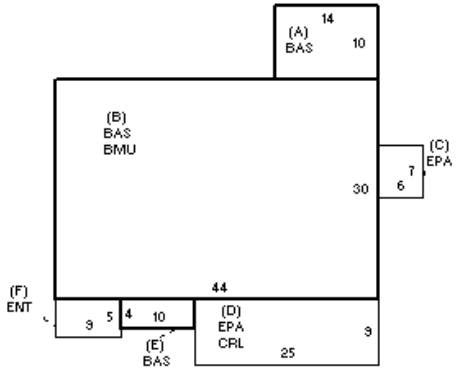
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	142,600	126,200
BUILDING	275,300	243,700
DETACHED	6,800	6,500
OTHER	0	0
TOTAL	**424,700**	**376,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	A 0.75	14 X 22		216	42.24	6,800

PHOTO 05/23/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2019	TL
LIST	5/22/2019	EST
REVIEW		

YEAR BLT	1963	SIZE ADJ	1.010
NET AREA	1,500	DETAIL ADJ	1.000
$NLA(RCN)	$242	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	140	1963	183.44	25,681
B	BMU	N	BSMT UNFINISHED	1,320		31.94	42,165
+	EPA	N	ENCLOSED PORCH	267		65.23	17,415
D	CRL	N	BSMT CRAWL	225		34.25	7,707
+	BAS	L	BASE AREA	1,360	1963	183.44	249,473
F	ENT	N	ENCLOSED ENTRY	45		84.52	3,804
	CPC	O	CAPE CELLAR	1		3,775.60	3,776
	F11	O	FPL 1S 1OP	1		8,017.20	8,017
	FIX	O	XTRA FIXTURES	2		2,129.30	4,259

TOTAL RCN	362,297

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$275,300