

Key: 1782

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.795

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN SHERRY M 854 SCENIC HIGHWAY BUZZARDS BAY, MA 02532-2216				11.0-4-0 854 SCENIC HIGHWAY							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN SHERRY M				01/04/2001	F		13467-269				
FLYNN SHERRY M & MARCHAND PAUL E				11/19/1999	QS	225,000	12674-214 00643-0180				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
0310	80	COMMERCIAL-RESID		6	1	1 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-383	10/19/2021	3	ALT/RENO	5,375			100	100
16661	08/08/2016	14	SOLAR	30,000	09/02/2016		100	100
16473	06/09/2016	15	INSULATE/WEA	4,136	08/22/2016		100	100
151172	12/17/2015	14	SOLAR	30,000			100	100
12315	05/14/2012	8	POOL		06/30/2012	DB	100	100

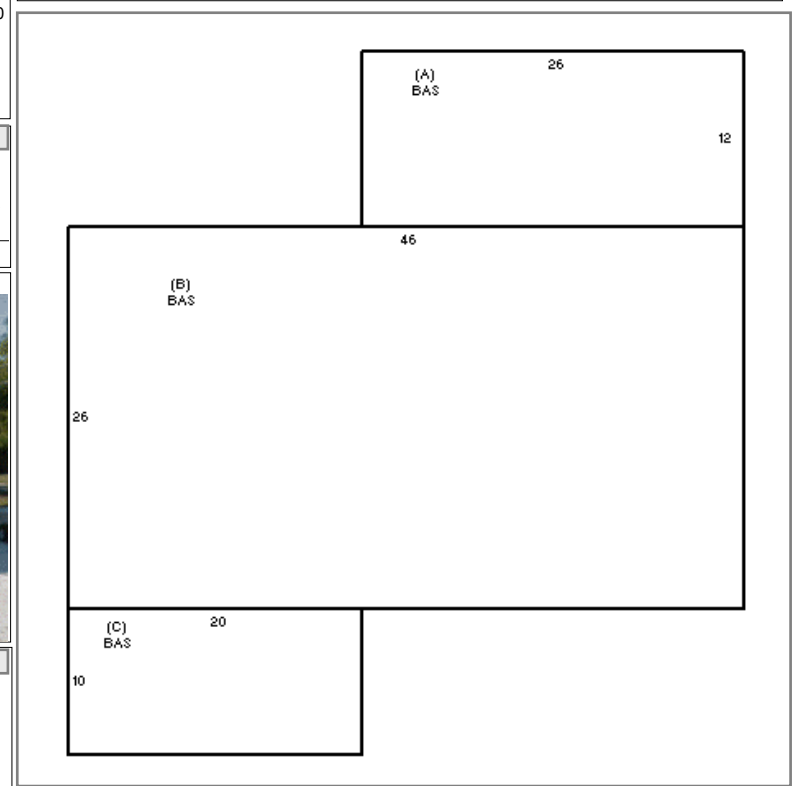
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-3	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00		436,130
303	A	0.722	C-3	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		16,460

TOTAL	1.640 Acres		ZONING	7	FRNT	370	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNEDALE		N O T E	#856 ON ICE CREAM SHOPPE; # 854 ON RESIDENCE Also 330' on Herring Pond Rd			LAND	452,600	435,200
Infl1	AVG			BUILDING	112,200	102,500			
N_Index	AVG			DETACHED	10,200	9,300			
				OTHER	582,400	539,300			
				TOTAL	1,157,400	1,086,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	A 0.75		48	10.10	400
SW2	A	1.00	A 0.75		16	21.80	300
PAV	A	1.00	A 0.75		10,000	1.20	9,000
SW2	A	1.00	A 0.75		30	21.80	500
SHF	A	1.00	A 0.75	8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2021	RP
MODEL	5		CIM-5	LIST	3/23/2021	RP
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	3/23/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETAILED

BUILDING

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	151,629
NET AREA	1,708	DETAIL ADJ	1.152	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	512	1946	88.78	45,453		
\$NLA(RCN)	\$89	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	1,196	1946	88.78	106,176		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	4	WALL BOARD	0.96										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										
																TOTAL RCN	151,629
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	G
																EFF.YR/AGE	1991 / 31
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$112,200

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LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
FLYNN SHERRY M 854 SCENIC HIGHWAY BUZZARDS BAY, MA 02532-2216						11.0-4-0				854 SCENIC HIGHWAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0310	80	COMMERCIAL-RESID					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


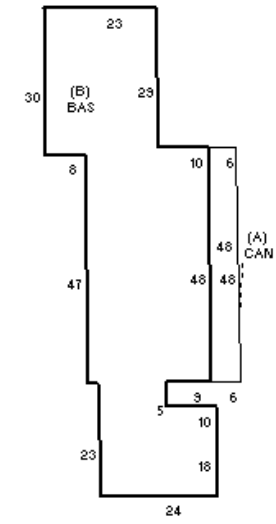
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	107,700	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/23/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2021	RP
MODEL	5		CIM-5	LIST	3/23/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/23/2021	EST
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1790	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,377	DETAIL ADJ	0.997	FOUNDATION	2	SLAB	1.00	A	CAN	N	CANOPY	288		13.00	3,744
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	2,377	1790	69.23	164,558
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00								
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED		100	1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND		0	1.00	INT. FINISH	3	WOOD PANEL	1.05								
% SPINKLERS		0	1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	168,302	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	SEASONAL
DEPR	36	% GD 64
RCNLD	\$107,700	

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	80	COMMERCIAL-RESID				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

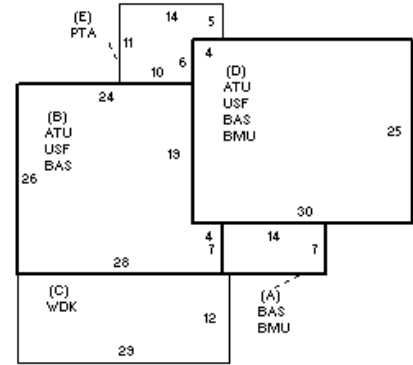
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	474,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/23/2021	RP
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	3/23/2021	EST
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1790	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,167
NET AREA	2,902	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	848		38.67	32,793	CONDITION ELEM	CD
\$NLA(RCN)	\$195	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,500	1790	194.55	291,830	EXTERIOR	G
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,402	1790	110.26	154,582	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	652		44.29	28,880	KITCHEN	G	
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	348		22.65	7,883	BATHS	G	
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	D	ATU	N	ATTIC UNF	750		44.29	33,220	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	E	PTA	N	PATIO	130		15.15	1,969	ELECT	A	
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	1		9,778.90	9,779				
GARAGE CAPACITY	0	1.00	USE	3	CIM	0.75	MST	O	MAS/METAL STACK	1		4,232.50	4,233				
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2003 / 19
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$474,700