

Key: 3165

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.205

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FLANAGAN LAURIE & LEE 7 HOBBLER ROAD BOURNE, MA 02532		17.0-14-0		7 HOBBLER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FLANAGAN LAURIE & LEE		02/15/2018	L	281,200	31085-201
RANDOM PROP ACQUISITION C		02/15/2018	B	1	31085-198
WELLS FARGO BANK TR		09/25/2017	L	322,000	30785-61


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	%
EXB-22-253	04/28/2022	3	ALT/RENO	17,600			100	100
EXB-22-255	04/28/2022	14	SOLAR	49,444			100	100
18511	06/14/2018	15	INSULATE/WEA	2,560			100	100

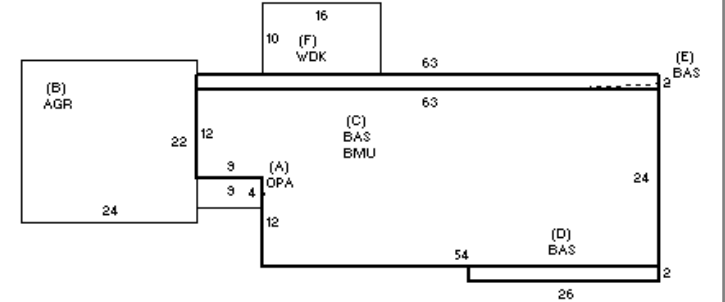
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	30,805 2	1.00	100	1.00	100	1.00	212,130	1.21	A	1.00	R04 0.90	181,770
300	A	0.385 2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04 0.90	5,650

TOTAL	30,797 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE .385 AC = OPEN SPACE	LAND	187,400	165,900			
Infl1	AVG		BUILDING	304,700	269,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	492,100	435,500			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/29/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/10/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/10/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,582	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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	OPA	N	OPEN PORCH	36		81.46	2,933
B	AGR	N	ATT GARAGE	528		61.80	32,630
C	BMU	N	BSMT UNFINISHED	1,404		31.94	44,849
+	BAS	L	BASE AREA	1,582	1985	183.44	290,196
F	WDK	N	WOOD DECK	160		34.97	5,595
F11	O	O	FPL 1S 1OP	1		8,017.20	8,017
FIX	O	O	XTRA FIXTURES	3		2,129.47	6,388

TOTAL RCN	390,608
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$304,700