Key: 3784

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,836

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLANAGAN MAURA & REGINA COPPA PMB9913 5000 MACARTHUR BLVD OAKLAND, CA 94613	19.4-171-0	12 TUCY AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLANAGAN MAURA &	07/01/2021	QS	274,900	34264-246
CHAPMAN DEBORAH A &	12/20/1996	A	50,250	10534-268

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	%
15859	09/28/2015	14	SOLAR	12,000	12/17/2015		100	100
03754	10/16/2003	3	ALT/RENO	4,500	05/24/2004	TL	100	100
03475	07/17/2003	4	DETACH.STRUC	3,000	11/13/2003	TL	100	100
970249	05/22/1997	6	FENCE	600	04/07/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	4 1.00	100 1.00	100 1.00	235,700	2.56	A 1.00	R03 1.00			173,240

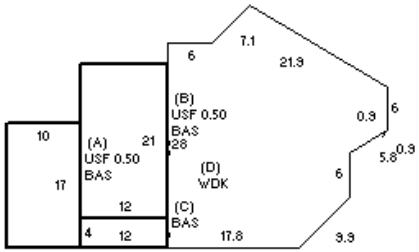
TOTAL	12,502 SF	ZONING	1	FRNT	125
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	173,200	153,300
BUILDING	122,600	108,500
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**298,600**	**264,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	A 0.75	8 X 10			0.00	
SHF	A 1.00	10 0.90	12 X 16		192	15.95	2,800

PHOTO 12/18/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/19/2022	RP
LIST	9/19/2022	EST
REVIEW	9/19/2022	RP

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	681	DETAIL ADJ	1.000
$NLA(RCN)	$225	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	470	1900	225.91	106,178
+	USF	L	UPPER STORY FIN	211	1900	114.48	24,155
D	WDK	N	WOOD DECK	742		22.22	16,489
	HTB	O	HOT TUB	1		6,384.90	6,385

TOTAL RCN	153,207

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$122,600