

Key: 5035

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.165

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION       |              |
|---|--|------------|----|----------------|--------------|
| FLYNN JOHN B<br>3 MARITIME WAY<br>BOURNE, MA 02532-3643 |  | 24.2-62-0  |    | 3 MARITIME WAY |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE     | BK-PG (Cert) |
| FLYNN JOHN B  |  | 05/16/2013 | F  | 27378-281+2    |              |
| FLYNN JOHN B &  |  | 09/22/1989 | L  | 75,000         | 10778-259    |
| BANK OF BOSTON MORT. CORP                               |  | 05/16/1989 | QS | 154,000        | N/A-N/A      |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 22,059 6 | 1.00 | 100   | 1.00    | 100      | 1.00 | A    | 1.00 | R07 | 1.25       | 235,300   |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 22,041 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BOURNE    | NOTE   | LAND     | 235,300 | 208,300 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 420,600 | 358,600 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
| TOTAL   |           |        | TOTAL    | 655,900 | 566,900 |          |         |          |

| TY  | QUAL | COND         | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 10 0.90 | 8X12     | 1998 |       | 0.00      |       |



| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/23/2023 | SL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/23/2023 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 3/23/2023 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT        | 1994  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA        | 2,071 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE      | 720   |      | 59.51     | 42,845  |
| \$NLA(RCN)      | \$254 | OVERALL    | 0.970 | EXT COVER       | 4  | VINYL          | 1.00 | B | BMU | N | BSMT UNFINISHED | 2,071 |      | 29.41     | 60,913  |
| CAPACITY        |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BAS | L | BASE AREA       | 2,071 | 1994 | 175.92    | 364,327 |
| STORIES         | 1     | 1.00       |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | DKC | N | DECK-COMPOSITE  | 458   |      | 64.27     | 29,435  |
| ROOMS           | 7     | 1.00       |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | D | OPA | N | OPEN PORCH      | 95    |      | 73.56     | 6,988   |
| BEDROOMS        | 3     | 1.00       |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 8,207.20  | 8,207   |
| BATHROOMS       | 2     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | FIX | O | XTRA FIXTURES   | 6     |      | 2,179.92  | 13,080  |
| FIXTURES        | 11    | 1.00       |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |
| GARAGE CAPACITY | 3     | 1.00       |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |
| % BSMT FINISH   | 0     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |
| # OF HALF BATHS | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |
| # OF UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 525,795    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1999 / 23  |
| COND           | 20 20 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 20 % GD 80 |
| RCNLD          | \$420,600  |

