

Key: 600

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 599

LEGALS

LAND

DETACHED

BUILDING

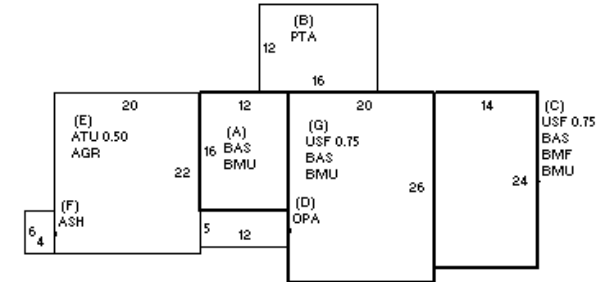
CURRENT OWNER		PARCEL ID	LOCATION			
FLAHERTY CHARLENE M TR CHARLENE M FLAHERTY REV TR PO BOX 154 SAGAMORE BEACH, MA 02562		4.1-206-0	23 TECUMSEH RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FLAHERTY CHARLENE M TR		12/23/2013	F	100	27899-179	
FLAHERTY CHARLENE M		11/08/2002	X		15883-62	
FLAHERTY GERARD K &			XX		04228-00258	

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 %
930341	07/02/1993	12	CYCLICAL POOL	2,500	12/04/2017	BC	100
		8			12/02/1993	JS	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,927 1	1.00	100	1.00	100	1.00	A	1.00	R05	1.25	235,040

TOTAL	21,911 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	235,000	208,000			
Infl1	AVG		BUILDING	342,700	303,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>577,700</b>	<b>511,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/4/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/31/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,690	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	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	32		1.00
# OF HALF BATHS	0		1.00
# OF UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,048		40.14	42,071
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,048	1985	211.34	221,479
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	192		15.54	2,983
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	336		64.33	21,614
FLOOR COVER	23	SOFTWOOD-W/W	1.00	+	USF	L	UPPER STORY FIN	642	1985	119.70	76,851
INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	60		84.37	5,062
HEATING/COOLING	2	HOT WATER	1.02	E	AGR	N	ATT GARAGE	440		68.04	29,938
FUEL SOURCE	1	OIL	1.00	E	ATU	N	ATTIC UNF	220		46.53	10,236
USE	0		1.00	F	ASH	N	ATT SHED	24		27.38	657
					F21	O	FPL 2S 1OP			0.00	
					FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	417,925
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$342,700