**Key: 785**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 785

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FLANAGAN PATRICIA T TR OF<br>FLANAGAN REALTY TRUST<br>C/O MICHAEL FLANAGAN<br>268 HIGHLAND STREET<br>MILTON, MA 02186 | 4.4-36-0 | 8 HOLLAND RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FLANAGAN PATRICIA T TR OF | 06/20/2006 | F | 1 | 21113-171 |
| FLANAGAN PATRICIA T | 06/20/2006 | F | 1 | 21113-158 |
| FLANAGAN PATRICIA T TR | 09/08/2003 | F | 1 | 17601-199 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

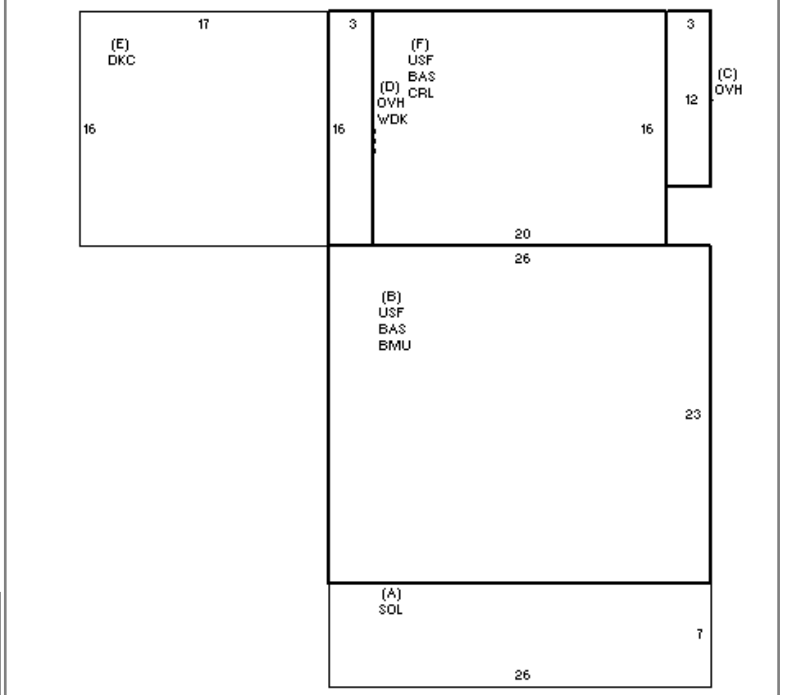
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 08504 | 09/23/2008 | 3 | ALT/RENO | | 06/15/2009 | | 100 | 100 |
| 06107 | 02/14/2006 | 3 | ALT/RENO | 30,000 | 06/19/2007 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,450 | 1 1.00 | 100 1.00 | 100 1.00 | 518,540 | 3.29 | A 1.00 | BA+ 2.20 | | | 370,600 |

| TOTAL | 9,453 SF | ZONING | 1 | FRNT | 103 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 370,600 | 328,000 |
| BUILDING | 392,800 | 347,600 |
| DETACHED | 500 | 500 |
| OTHER | 0 | 0 |
| TOTAL | **763,900** | **676,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | F 0.70 | 70 0.30 | 8 X 20 | | 160 | 11.16 | 500 |

PHOTO 01/25/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 7/16/2021 | NMP |
|---|---|---|
| LIST | 1/25/2018 | EST |
| REVIEW | 12/28/2018 | DB |

| YEAR BLT | 1920 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,920 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $244 | OVERALL | 1.120 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 5 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 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 | 2 | SOFTWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | SOL | N | SOLARIUM | 182 | | 113.84 | 20,719 |
| B | BMU | N | BSMT UNFINISHED | 598 | | 54.67 | 32,696 |
| + | BAS | L | BASE AREA | 918 | 1920 | 235.54 | 216,225 |
| + | USF | L | UPPER STORY FIN | 918 | 1920 | 127.86 | 117,378 |
| + | OVH | L | OVERHANG | 84 | 1920 | 215.10 | 18,068 |
| D | WDK | N | WOOD DECK | 48 | | 75.30 | 3,614 |
| E | DKC | N | DECK-COMPOSITE | 272 | | 74.58 | 20,286 |
| F | CRL | N | BSMT CRAWL | 320 | | 40.69 | 13,021 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,463.00 | 10,463 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,529.53 | 15,177 |

| TOTAL RCN | 467,647 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | U |
| ELECT | |

| EFF.YR/AGE | 2003 / 19 | |
|---|---|---|
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | | $392,800 |