

Key: 8045

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.208

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
OFLAHERTY LUCY ANN & ROBERT J TRS OF GD WESTON 07 RLTY TRUST 201 LINDON PONDS WAY UNIT 612 HINGHAM, MA 02043				38.3-64-0				18 WENAUMET BLUFFS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OFLAHERTY LUCY ANN & ROBE O FLAHERTY LUCY ANN				09/10/2007 09/19/1995	F XX	100	22321-252 9848-35				

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-21-907	12/10/2021	3	ALT/RENO	10,551			100	100

LAND

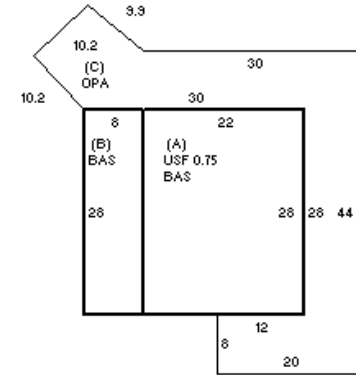
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,920	11	1.00	100	1,414,200	2.49	A	1.00	BSP	6.00	1,043,390

DETACHED

TOTAL	12,937 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,043,400	923,400			
Infl1	AVG		BUILDING	211,000	159,200			
N_Index	AVG		DETACHED	9,300	8,800			
			OTHER	0	0			
			TOTAL	1,263,700	1,091,400			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 9		72	16.90	900
STU	A	1.00	30 0.70 9 X 14		126	25.10	2,200
LBN	A	1.00	20 0.80 16 X 36		576	13.50	6,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/4/2008	JH
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/7/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,302	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$225	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.80
FIXTURES	8	1.00		FUEL SOURCE	8	NONE	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	840	1890	209.33	175,838
A	USF	L	UPPER STORY FIN	462	1890	116.15	53,661
C	OPA	N	OPEN PORCH	764		62.12	47,463
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	293,005
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$211,000