

Key: 8078

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.243

LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER				PARCEL ID				LOCATION			
MIX PATRICIA M & SEAN P FLANAGAN PO BOX 567 POCASSET, MA 02559				38.3-98-0				28 FAIRVIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIX PATRICIA M & MIX PATRICIA M TRS SPLIT				04/27/2020	F	1	32857-1				
MIX PATRICIA M TR OF				04/27/2020	F	1	32856-350				
				06/04/1998	X		11479-162				

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	%
15624	07/27/2015	3	ALT/RENO	6,500			100	100
950271	06/06/1995	9	DECK	3,000	07/17/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	8,100	11	1.00	100	1.00	100	1.00	589,250	3.80	A	1.00	BA+ 2.50		415,830

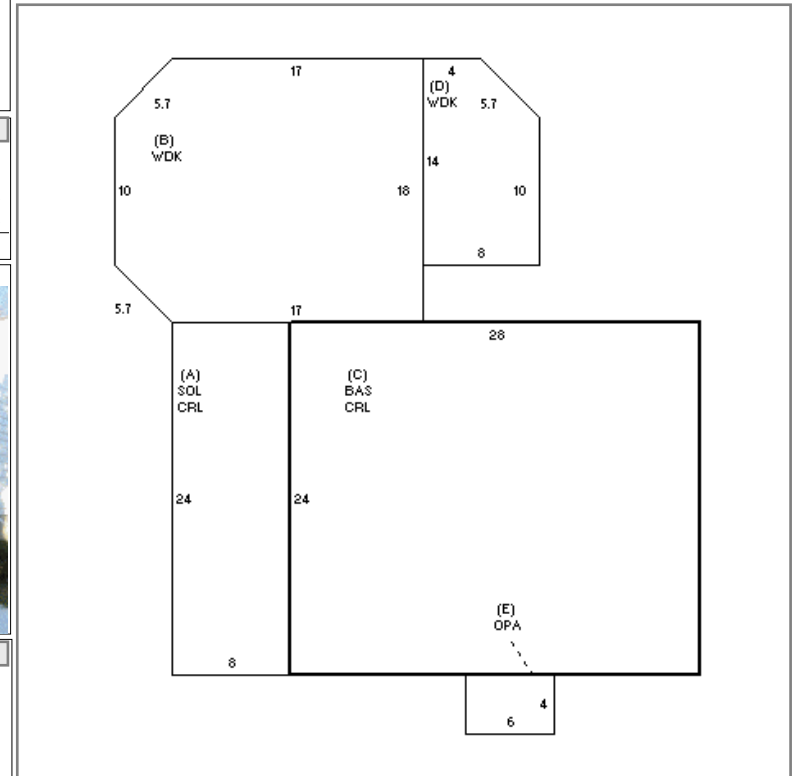
TOTAL	8,102 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	415,800	323,900			
Infl1	AVG		BUILDING	136,200	120,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	552,000	444,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/1/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	11/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	179,252	
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	864		19.30	16,678	CONDITION ELEM	CD	
\$NLA(RCN)	\$267	OVERALL	0.930	EXT COVER	2	CLAPBOARD	1.00	A	SOL	N	SOLARIUM	192		90.92	17,456	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	466		20.26	9,442	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	672	1960	195.67	131,490	KITCHEN	A		
ROOMS	4	1.00	FLOOR COVER	35	W/W-VINYL	1.00	E	OPA	N	OPEN PORCH	24		90.20	2,165	BATHS	A		
BEDROOMS	2	1.00	INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	1		2,020.50	2,021	BATHS	A		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									HEAT	A		
FIXTURES	6	1.00	FUEL SOURCE	2	GAS	1.00									ELECT	A		
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$136,200	