Key: 8180

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,342

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLANAGAN BRIAN G & DENISE ANTOINE FLANAGAN TRS 5-7 HOVEY STREET NEWTON, MA 02459	38.3-210-0	26 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLANAGAN BRIAN G &	03/20/2018	F	10	31146-36
FLANAGAN BRIAN G & DENISE	01/30/2018	F	10	31052-171
FLANAGAN DENISE A &	09/20/1996	A	85,000	10397-282

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	%
970098	03/11/1997	4	DETACH.STRUC	1,200	05/06/1998	JS	100	100

LAND

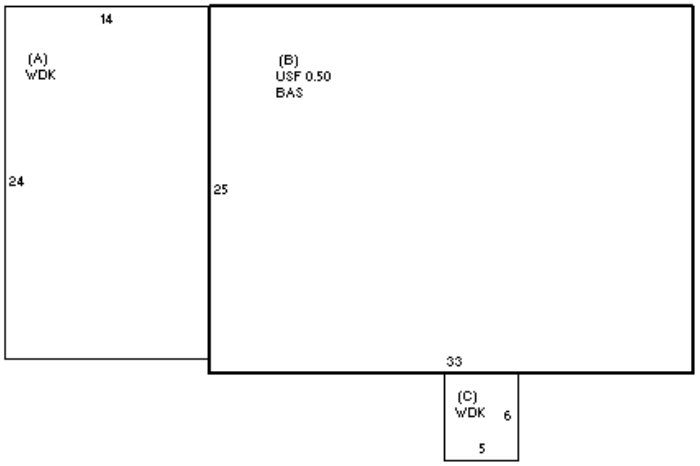
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,326	11 1.00	100 1.00	100 1.00	377,120	3.33	A 1.00	BAV 1.60			269,210

TOTAL	9,322 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	269,200	238,300
BUILDING	185,700	164,300
DETACHED	2,500	2,400
OTHER	0	0
TOTAL	**457,400**	**405,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	13 X 18		234	15.23	2,500

PHOTO 09/10/2008

BLDG COMMENTS

BUILDING

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

MEASURE	11/28/2023	SL
LIST	11/28/2023	EST
REVIEW	11/28/2023	SL

YEAR BLT	1962	SIZE ADJ	1.015
NET AREA	1,238	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	366		24.07	8,808
B	BAS	L	BASE AREA	825	1962	223.42	184,321
B	USF	L	UPPER STORY FIN	413	1962	123.97	51,200

TOTAL RCN 244,329

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $185,700