

Key: 8762

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.940

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN ELIZABETH A ETAL TRS ELIZABETH FLYNN NOMINEE TRUST PO BOX 892 POCASSET, MA 02559				42.0-9-0				18 BEACON POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN ELIZABETH A ETAL TR				02/18/2022	F	1	34918-273				
FLYNN ELIZABETH A				10/08/2014	F		28434-272+73				
FLYNN JOHN P &				10/16/1998	QS	233,500	11765-270				

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	%
14160	03/20/2014	15	INSULATE/WEA	2,200	07/03/2014		100	100
12207	04/02/2012	9	DECK	5,500	08/22/2013	DB	100	100
11647	10/18/2011	2	ADDITIONS	66,800	08/22/2013	DB	100	100
11377	07/07/2011	3	ALT/RENO	3,281	10/03/2011	TL	100	100
08463	08/27/2008	9	DECK	4,000	10/03/2011	TL	100	100

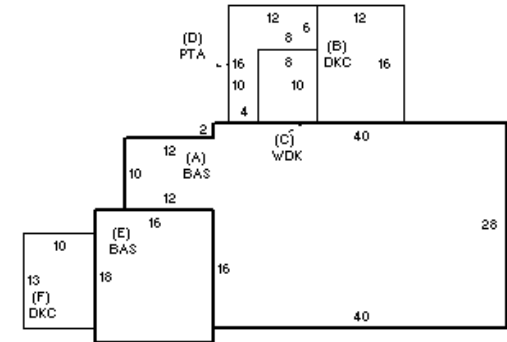
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,500	11	1.00	100	1.00	100	1.00	707,100	2.76	A	1.00	BG-	3.00			515,000

TOTAL	11,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Slight water view from side wdk	LAND	515,000	455,800			
Infl1	AVG		BUILDING	260,500	203,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				775,500	658,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/3/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/3/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,729		
NET AREA	1,528	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,240	1971	188.99	234,353	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	DKC	N	DECK-COMPOSITE	322		64.69	20,829	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	80		45.33	3,626	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	112		14.72	1,648	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	BAS	L	BASE AREA	288	2011	189.00	54,431	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,260.10	8,260	HEAT	A			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	3		2,193.97	6,582	ELECT	A			
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1998 / 24
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$260,500