

Key: 909

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 907

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | |
|---|---|----------|------|------------|---------|------------|--------------|----------------------|---------|------|------------|-----------|-----|------|------|---------|
| FLYNN ROBERT TR OF FLYNN NOMINEE TRUST C/O ROBERT FLYNN 36 SOLOMON JOSEPH ROAD BUZZARDS BAY, MA 02532 | | | | 5.0-16-0 | | | | 36 SOLOMON JOSEPH RD | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | |
| FLYNN ROBERT TR OF | | | | 06/18/1999 | H | | 12347-138 | | | | | | | | | |
| FLYNN ROBERT TR OF | | | | 01/16/1996 | H | | 10014-336 | | | | | | | | | |
| FLYNN ROBERT TR OF | | | | 07/15/1994 | S | 160,000 | 9281-244 | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 100 | S | 80,000 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,560 | 0.64 | A | 1.00 | R03 | 0.80 | | 223,330 |
| 200 | A | 1,837 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 75,360 | 1.00 | A | 1.00 | R03 | 0.80 | 717F | 160 |
| 300 | A | 18,737 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 13,040 | 1.00 | A | 1.00 | R03 | 0.80 | 717F | 1,610 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-----------------|---------------|--------|------------|----|--------|-----|
| 0370 | 90 | Mixed-Comm/Chpt | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 200801 | 10/01/2018 | 13 | OTHER | | 05/21/2019 | BC | 100 | 100 |
| 980029 | 12/26/2000 | 12 | CYCLICAL | 6,000 | 04/25/2018 | BC | 100 | 100 |
| | 01/20/1998 | 2 | ADDITIONS | | 10/18/2001 | EB | 0 | 100 |
| | | 1 | NEW CONSTRUCT | 29,629 | 12/19/2000 | EB | 0 | 100 |

LAND

| TOTAL | 22.410 Acres | ZONING | 2 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|--------------|--|---|------|---|----------|---------|----------|
| Nbhd | BDALE | N ACCESS FROM PLYMOUTH - LITTLE SANDY POND RD TO SOLOMON JOSEPH RD TO END. . . DISTRICT 0 | | | | LAND | 225,100 | 199,630 |
| Infl1 | AVG | T FOR WATER AS PROP CAN NOT BE CONNECTD (NO | | | | BUILDING | 184,000 | 162,800 |
| N_Index | AVG | E ACCESS) TO PUBLc WATR.. 5/19; class code chg (0310 to res/chap land 61a) | | | | DETACHED | 10,200 | 9,800 |
| | | | | | | OTHER | 224,300 | 198,600 |
| | | | | | | TOTAL | 643,600 | 570,830 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|----|-------|-----------|-------|
| QST | A | 1.00 | 30 0.70 45 X 66 | | 2,970 | 2.90 | 6,000 |
| SHF | A | 1.00 | 30 0.70 18 X 24 | | 432 | 14.04 | 4,200 |
| SHF | A | 1.00 | 30 0.70 8X10 (NO VAL | | | 0.00 | |
| SHF | A | 1.00 | 30 0.70 8X10 (NO VAL | | | 0.00 | |



22

(A)
USF 0.30
BAS
BMU

30

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/7/2018 | BC |
|----------|----|------|----------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/7/2018 | BC |
| STYLE | 20 | 0.75 | GARAGE W/QTRS [100%] | REVIEW | 6/7/2018 | BC |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

BLDG

| YEAR BLT | 1962 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 200,002 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA | 1,254 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 660 | | 37.85 | 24,978 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$159 | OVERALL | 0.810 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 660 | 1962 | 169.59 | 111,928 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 594 | 1962 | 90.46 | 53,735 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 5,860.30 | 5,860 | KITCHEN | G |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | | FIX | O | XTRA FIXTURES | 2 | | 1,750.75 | 3,502 | BATHS | G |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | U |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | U |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |
| | | | | CAPACITY | | UNITS | ADJ | | | | | | | | | | |
| | | | | STORIES | 2 | 1.00 | | | | | | | | | | | |
| | | | | ROOMS | 4 | 1.00 | | | | | | | | | | | |
| | | | | BEDROOMS | 2 | 1.00 | | | | | | | | | | | |
| | | | | BATHROOMS | 1 | 1.00 | | | | | | | | | | | |
| | | | | FIXTURES | 7 | 1.00 | | | | | | | | | | | |
| | | | | GARAGE CAPACITY | 1 | 1.00 | | | | | | | | | | | |
| | | | | % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | |
| | | | | # OF HALF BATHS | 1 | 1.00 | | | | | | | | | | | |
| | | | | # OF UNITS | 1 | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2011 / 11 |
| | | | | | | | | | | | | | | | | COND | 8 8 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 8 % GD 92 |
| | | | | | | | | | | | | | | | | RCNLD | \$184,000 |

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LEGAL

| | | | | | | | | | | | |
|---|--|--|--|-----------|---|------------|--------------|----------------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| FLYNN ROBERT TR OF FLYNN NOMINEE TRUST C/O ROBERT FLYNN 36 SOLOMON JOSEPH ROAD BUZZARDS BAY, MA 02532 | | | | 5.0-16-0 | | | | 36 SOLOMON JOSEPH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|-----------------|------|--------|-------|----|--------|---|
| 0370 | 90 | Mixed-Comm/Chpt | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

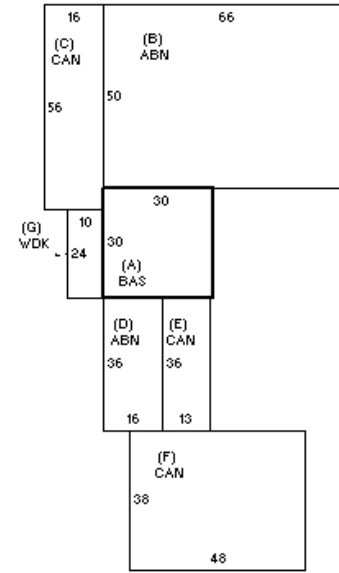
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 224,300 | |
| Infl1 | | | BUILDING | | |
| N_Index | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|--|
| | | | | | | | | 10/03/2018 |
| | | | | | | | |  |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/7/2018 | BC |
|----------|----|------|----------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/7/2018 | BC |
| STYLE | 20 | 0.75 | GARAGE W/QTRS [100%] | REVIEW | 6/7/2018 | BC |
| QUALITY | - | 0.95 | AVERAGE - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1962 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 311,574 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 900 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BASE AREA | 900 | 1962 | 142.20 | 127,977 | | |
| \$NLA(RCN) | \$346 | OVERALL | 0.740 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | ABN | N | ATT BARN | 3,300 | | 39.80 | 131,330 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | CAN | N | CANOPY | 896 | | 7.81 | 6,995 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | ABN | N | ATT BARN | 576 | | 39.80 | 22,923 | | |
| | | | | FLOOR COVER | 12 | OTHER | 1.00 | E | CAN | N | CANOPY | 468 | | 7.81 | 3,653 | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | F | CAN | N | CANOPY | 1,824 | | 7.81 | 14,239 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | G | WDK | N | WOOD DECK | 240 | | 18.57 | 4,457 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------------|------------|
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | |
| BATHS | |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE 1991 / 31 | |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$224,300 |