Key: 9990

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,221

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLANNERY CHARLES C 15 SHIRLEY PLACE POCASSET, MA 02559	44.3-18-0	15 SHIRLEY PLACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLANNERY CHARLES C	10/31/2019	A	385,000	32431-7
FLANNERY NANCY A	04/11/1997	A	127,000	10694-47+48

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	%
970552	10/28/1997	10	WOODSTOVE	600	05/15/1998	JS	0	100

LAND

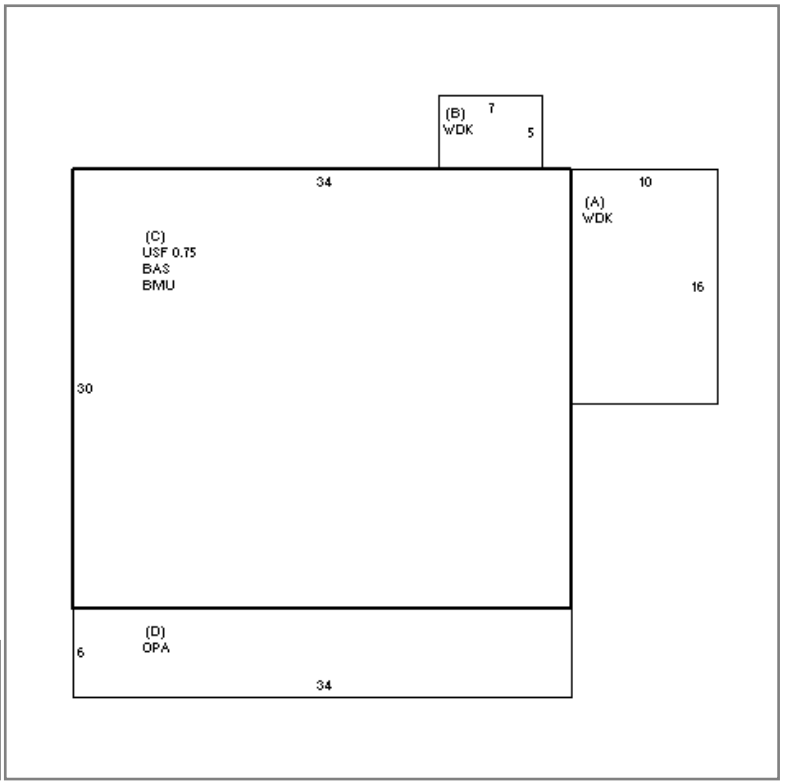
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800	11 1.00	100 1.00	100 1.00	282,840	3.52	A 1.00	PAV 1.20			200,920

TOTAL	8,799 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	200,900	177,800
BUILDING	293,200	259,400
DETACHED	0	0
OTHER	0	0
TOTAL	**494,100**	**437,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

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	9/9/2020	EST
LIST	9/9/2020	EST
REVIEW	9/9/2020	RP

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,785	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	195		38.51	7,509
C	BMU	N	BSMT UNFINISHED	1,020		40.14	40,947
C	BAS	L	BASE AREA	1,020	1986	211.34	215,562
C	USF	L	UPPER STORY FIN	765	1986	119.70	91,574
D	OPA	N	OPEN PORCH	204		64.79	13,217
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	375,843

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$293,200