

Key: 1411

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.415

LEGAL

LAND

DETACHED

BUILDING

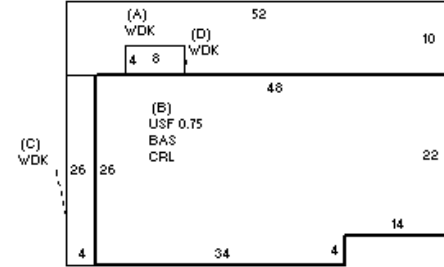
CURRENT OWNER				PARCEL ID				LOCATION			
CONNOLLY JOSEPH J 74 MAIN STREET MARLBOROUGH, MA 01752-1570				7.2-54-0				186 PHILLIPS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOLLY JOSEPH J DORAN RONALD & JAMES SPRA				10/14/1999	X XX		12601-105 04305-00168				

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	%
EXB-20-239	09/02/2020	15	INSULATE/WEA	9,472			100	100
06676	10/23/2006	9	DECK	10,000	08/15/2008	DB	100	100
06650	10/12/2006	3	ALT/RENO	14,000	08/15/2008	DB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,979 1	1.00	100	1.00	100	1.00	848,520	2.66	A	1.00	BVG 3.60	620,720

TOTAL	11,979 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Allen Rd	LAND	620,700	549,400			
Infl1	AVG		BUILDING	351,200	310,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		971,900	860,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	7/5/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	1/4/2022	NMP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,275
NET AREA	2,086	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	656		25.27	16,575		
\$NLA(RCN)	\$216	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	1,192		24.07	28,693		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,192	1985	227.07	270,671		A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	894	1985	127.34	113,840		A
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		10,420.00	10,420		A
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,518.95	10,076		A
				HEATING/COOLING	5	ELECTRIC BB	0.98										A
				FUEL SOURCE	3	ELECTRIC	1.00										A
				USE	0		1.00										A

TOTAL RCN		450,275
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		\$351,200