Key: 3191 **Town of Bourne - Fiscal Year 2024** 12/18/2023 6:02 pm SEQ #: 3,231

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PHIPPS TIMOTHY H & **LISA M GERMAINE** **PO BOX 697** **SAGAMORE, MA 02561**	**17.2-24-0**	**11 WOODLAND RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PHIPPS TIMOTHY H &	01/19/2010	F	1	24310-264
PHIPPS TIMOTHY H	05/15/2007	QS	300,000	22027-55
THATCHER KAREN M TR OF ET	05/15/2007	N		22027-54

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-21-897	12/07/2021	15	INSULATE/WEA	3,447			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	33,270	2	1.00	100	1.00	100	1.00	212,130	1.14	A	1.00	R04	0.90			185,250

TOTAL	33,280 SF	ZONING	1	FRNT	100
Nbhd	S SAG	NOTE	view of bridge		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,300	164,000
BUILDING	253,800	224,600
DETACHED	0	0
OTHER	0	0
TOTAL	**439,100**	**388,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2015	DB
LIST	7/17/2017	EST
REVIEW	7/17/2017	DB

YEAR BLT	1982	SIZE ADJ	1.015
NET AREA	1,196	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	192		66.34	12,737
B	BMU	N	BSMT UNFINISHED	1,196		37.01	44,266
B	BAS	L	BASE AREA	1,196	1982	194.85	233,035
	BMF	N	BSMT FINISH	190		59.31	11,269
	BMG	O	BSMT GARAGE	1		7,234.90	7,235
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	4		2,161.45	8,646

TOTAL RCN	325,326

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			$253,800