

Key: 4817

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.934

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS DANIEL A & DIANA W PHILLIPS				23.4-14-0				36 JEFFERSON RD			
381 FLAGHOLE RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
ANDOVER, NH 03216				PHILLIPS DANIEL A & PHILLIPS SUSAN				10/13/2004 A 845,000 19127-314			
				HALLAM ARTHUR R JR &				01/15/1999 QS 460,000 11996-54			
								11/20/1992 F 1 08316-00176			

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-22-346	06/06/2022	3	ALT/RENO	13,900			100 100
12753	10/18/2012	2	ADDITIONS	105,000	12/30/2014	TL	100 100
05604	09/06/2005	2	ADDITIONS	10,000	01/26/2007	TL	100 100
990207	04/30/1999	3	ALT/RENO	6,000	07/05/2000	TL	100 100
980104	03/09/1998	4	DETACH.STRUC	1,300	02/11/1999	JS	100 100

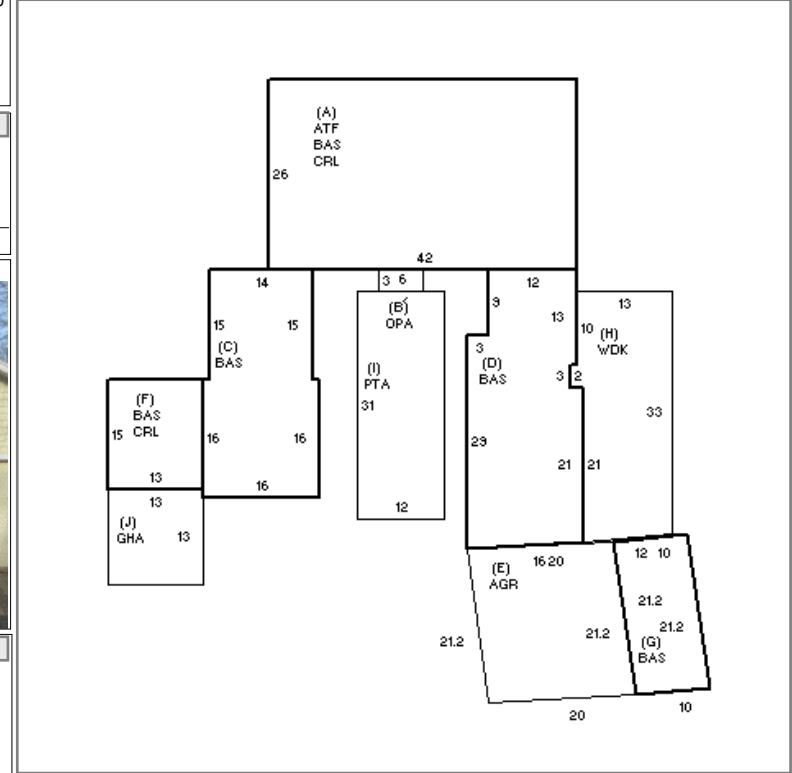
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 7	1.00	100	1.00	100	1.00	A	1.00	CEX	3.60	779,020
300	A	0.332 7	1.00	100	1.00	100	1.00	A	1.00	CEX	3.60	19,480

TOTAL	1.250 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	798,500	706,700			
Infl1	AVG		BUILDING	488,000	431,900			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	1,288,300	1,140,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	10 X16		160	15.95	1,800



BUILDING	CD	ADJ	DESC	MEASURE	12/30/2014	TL
MODEL	1		RESIDENTIAL	LIST	12/30/2014	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2016	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	2,520	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	2	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	1,287		19.47	25,056
EXT COVER	1	WOOD SHINGLE	1.02	A	ATF	N	ATTIC FINISH	1,092		64.05	69,945
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	18		103.80	1,868
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,325	1946	179.57	417,493
FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	423		67.49	28,548
INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	195	2012	179.57	35,016
HEATING/COOLING	11	HT WATER CL AIR	1.05	H	WDK	N	WOOD DECK	418		23.32	9,749
FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO	372		14.85	5,523
USE	0		1.00	J	GHA	N	ATT GREENHOUSE	169		36.62	6,188
					CPC	O	CAPE CELLAR	1		4,123.40	4,123
					FIX	O	XTRA FIXTURES	7		2,325.49	16,278
					GFP	O	GAS FIREPLACE	2		6,988.80	13,978

TOTAL RCN	633,767	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$488,000	