

Key: 5193

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHELAN KEVIN J 177 DONOVANS LANE WESTPORT, MA 02790				24.4-22-0				10 SANDY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PHELAN KEVIN J				03/15/2019	L	219,000		31891-150			
HSBC BANK USA, NATIONAL A				01/03/2018	L	201,268		31001-242			
HOLMAN SUSAN L &				09/15/1995	O	100,000		9844-165			

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	%
200422	07/13/2000	3	ALT/RENO		05/30/2023	SL	100	100
950592	11/19/1995	4	DETACH.STRUC	27,000	07/20/2004	TL	100	100
		4	DETACH.STRUC	2,200	11/13/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,000	6	1.00	100	1.00	100	1.00	235,700	1.71	A	1.00	R06	1.00			185,010

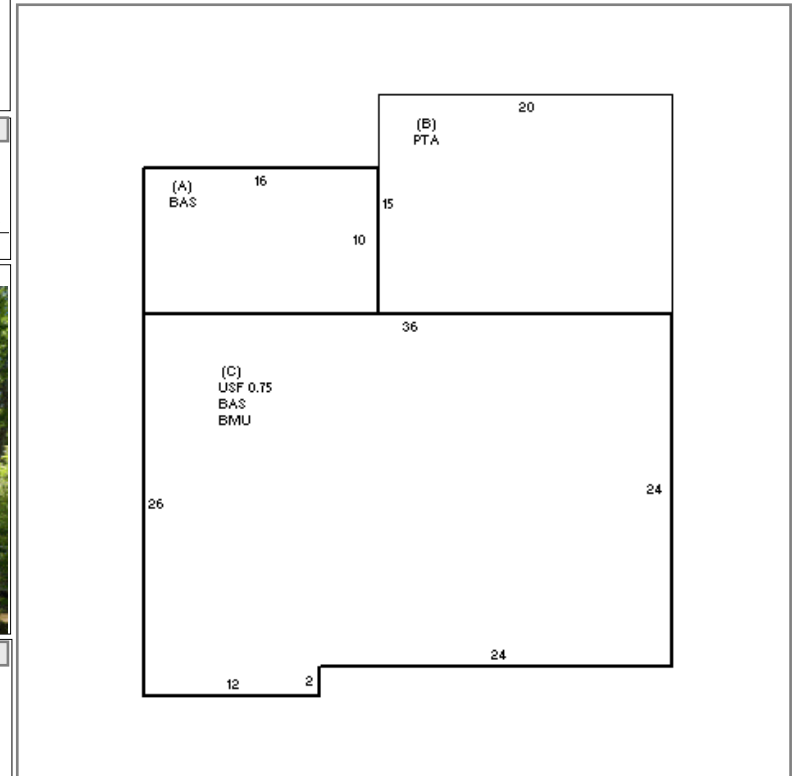
TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	185,000	163,700
Infl1	AVG		LAND	349,000	254,000			
N_Index	AVG		DETACHED	36,700	34,900			
			OTHER	0	0			
						TOTAL	570,700	452,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		160	19.14	2,800
DGF	G	1.20	10 0.90		960	39.27	33,900



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/30/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,714	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	160	2020	222.97	35,676
\$NLA(RCN)	\$221	OVERALL	1.150	EXT COVER	2	CLAPBOARD	1.00	B	PTA	N	PATIO	300		15.79	4,738
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	888		42.35	37,611
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	888	1982	222.97	197,996
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	666	1982	126.29	84,111
				INT. FINISH	2	DRYWALL	1.00	C	FIX	O	XTRA FIXTURES	3		2,473.60	7,421
				HEATING/COOLING	9	WARM-COOL AIR	1.03	HTB	O	HOT TUB	1		7,128.10	7,128	
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1		4,635.50	4,636	
				USE	0		1.00								



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TOTAL RCN	379,316
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$349,000