Key: 773

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 773

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECANEAS ANTONY ELLEN MCLEAN DECANEAS 295 ENDICOTT AVENUE REVERE, MA 02151	4.4-22-0	2 PHILLIPS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECANEAS ANTONY	06/15/2018	F	100	31338-278
DECANEAS ANTONY	09/26/2012	F	1	26705-330
DECANEAS ANTONY & JONATHA	04/05/2011	F	1	25364-265

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

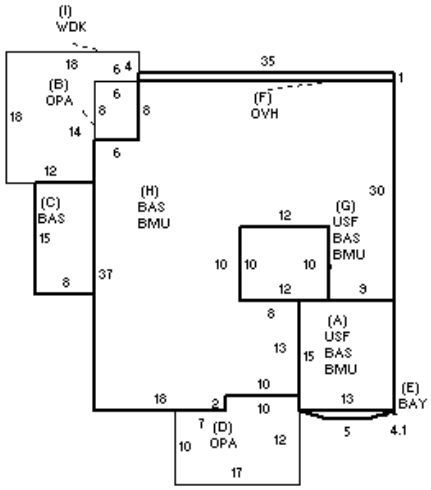
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-120	03/27/2021	2	ADDITIONS	35,000	04/29/2022		100	100
14729	09/03/2014	3	ALT/RENO	20,000	02/26/2015		100	100
13320	05/15/2013	9	DECK	5,000	02/26/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,340	1 1.00	100 1.00	100 1.00	848,520	3.33	A 1.00	BVG 3.60			605,810

TOTAL	9,322 SF	ZONING	1	FRNT	118
Nbhd	N SAG	NOTE	Also frontage on Mayflower Rd and Standish Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	605,800	536,200
BUILDING	458,400	405,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,064,200**	**941,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/10/2022	TL
LIST	5/10/2022	EST
REVIEW		

YEAR BLT	1910	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,777		33.08	58,781
A	USF	L	UPPER STORY FIN	195	1910	122.74	23,935
+	OPA	N	OPEN PORCH	238		65.65	15,626
+	BAS	L	BASE AREA	1,897	1910	197.58	374,813
E	BAY	L	BAYWINDOW	9	1910	202.03	1,818
F	OVH	L	OVERHANG	35	1910	202.04	7,072
G	USF	L	UPPER STORY FIN	120	2021	122.75	14,730
I	WDK	N	WOOD DECK	240		28.89	6,934
	F11	O	FPL 1S 1OP	1		8,944.50	8,945
	FIX	O	XTRA FIXTURES	6		2,375.75	14,255

TOTAL RCN	526,907

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$458,400