Key: 778

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 778

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FITZPATRICK DANA MIER &	4.4-27-0	34 PHILLIPS RD
C/O FITZPATRICK DANA MIER		
PO BOX 485		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FITZPATRICK DANA MIER	06/01/2023	A	470,000	35818-53
FITZPATRICK DANA MIER &	03/02/2022	F	1	34944-221
MIER CAROL S - LE	08/02/2017	F	10	30671-162

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	%
15756	08/27/2015	14	SOLAR	5,900			100	100
02171	03/29/2002	2	ADDITIONS	70,000	04/27/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,440	1 1.00	100 1.00	100 1.00	848,520	4.70	A 1.00	BVG 3.60			589,430

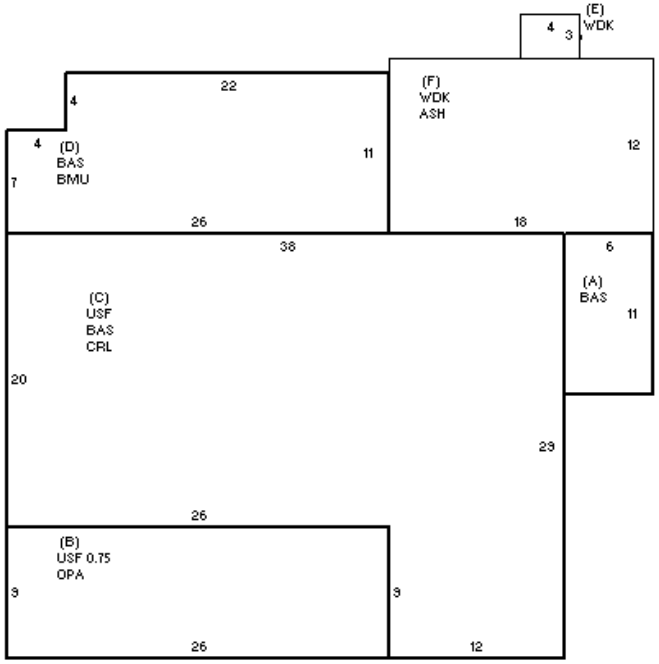
TOTAL	6,447 SF	ZONING	1	FRNT	72
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	589,400	521,700
BUILDING	366,800	324,500
DETACHED	0	0
OTHER	0	0
TOTAL	**956,200**	**846,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/25/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2022	NMP
LIST	1/25/2018	EST
REVIEW	12/31/2018	DB

YEAR BLT	1930	SIZE ADJ	1.005
NET AREA	2,248	DETAIL ADJ	1.000
$NLA(RCN)	$204	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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
+	BAS	L	BASE AREA	1,204	1930	212.25	255,553
B	OPA	N	OPEN PORCH	234		66.45	15,549
+	USF	L	UPPER STORY FIN	1,044	1930	117.39	122,558
C	CRL	N	BSMT CRAWL	868		22.98	19,945
D	BMU	N	BSMT UNFINISHED	270		69.31	18,714
+	WDK	N	WOOD DECK	228		29.24	6,667
F	ASH	N	ATT SHED	216		24.28	5,245
	CPC	O	CAPE CELLAR	1		4,263.50	4,264
	F21	O	FPL 2S 1OP	1		9,946.40	9,946

TOTAL RCN	458,441

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$366,800