

Key: 7838

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.999

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHESHIRE LAYLA PHILLIPS TR OF 12 NAVAJO RD REVOC TRUST 12 NAVAJO RD POCASSET, MA 02559				38.1-19-0				12 NAVAJO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHESHIRE LAYLA PHILLIPS T				03/26/2007	F	1	21878-339				
CHESHIRE LAYLA PHILLIPS				01/06/2004	QS	429,900	18100-261				
HAGELSTEIN ISABELLA D				11/29/1993	F	100	11077-231				

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-22-682	10/12/2023	3	ALT/RENO	15,000	10/27/2023	SL	50	50
		3	ALT/RENO		03/22/2023	SL	100	100

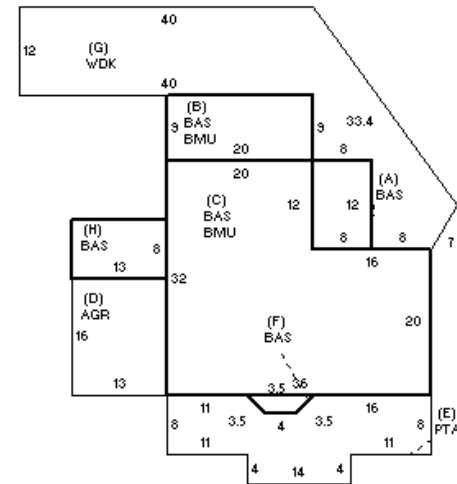
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,800	11	1.00	100	1.00	100	1.00	707,100	3.52	A	1.00	BG-	3.00			502,300

TOTAL	8,799 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	502,300	444,600			
Infl1	AVG		BUILDING	272,600	238,700			
N_Index	AVG		DETACHED	600	600			
			OTHER	0	0			
			TOTAL	775,500	683,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20 50 0.50	EST 14 X 18		252	5.08	600



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/27/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1946	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,356	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	96	2005	194.61	18,683
\$NLA(RCN)	\$261	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,140		37.75	43,037
CAPACITY				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	208		72.26	15,031
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	E	PTA	N	PATIO	328		14.08	4,617	
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,260	1946	194.62	245,218	
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	757		22.11	16,741	
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,204.83	6,615	
BATHROOMS	1	1.00	FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,131.90	4,132	
FIXTURES	8	1.00	USE	0		1.00									
GARAGE CAPACITY	1	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	354,074	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	uc	
ECON	0		
DEPR	23	% GD	77
RCNLD			\$272,600