

Key: 792

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 793

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
BUTLER DAVID S 249 GREEN ST BOYLSTON, MA 01505		4.4-46-0	21 PHILLIPS RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BUTLER DAVID S		01/11/2007	A	500,000	21689-33	
BUTLER DAVID S &		01/11/2007	F	100	21689-29	
BUTLER DAVID S &		12/29/1993	F	100	08975-00075	

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-23-312	05/24/2023	3	ALT/RENO	22,000				
990016	01/11/1999	3	ALT/RENO	10,000	02/10/2000	EB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,412	1	1.00	100	1.00	1,555,620	2.26	A	1.00	BSP 6.60	1,163,180

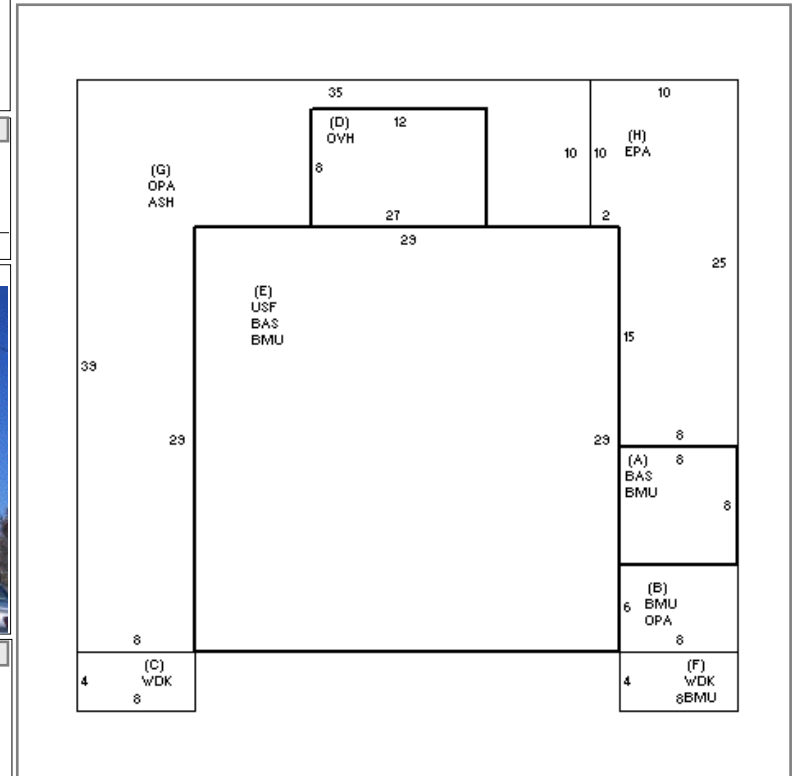
TOTAL	14,418 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	1,163,200	1,029,400			
Infl1	AVG		BUILDING	349,900	309,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,513,100	1,339,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/6/2017	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/28/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1917	SIZE ADJ	1.010
NET AREA	1,842	DETAIL ADJ	1.000
\$NLA(RCN)	\$237	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	985		39.04	38,454
+	BAS	L	BASE AREA	905	1917	212.31	192,136
+	OPA	N	OPEN PORCH	630		63.01	39,695
+	WDK	N	WOOD DECK	64		57.46	3,678
D	OVH	L	OVERHANG	96	1917	193.89	18,614
E	USF	L	UPPER STORY FIN	841	1917	115.25	96,926
G	ASH	N	ATT SHED	582		18.71	10,887
H	EPA	N	ENCLOSED PORCH	220		69.84	15,364
	BMG	O	BSMT GARAGE	1		7,631.20	7,631
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	2		2,279.85	4,560

TOTAL RCN	437,374
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$349,900