

Key: 796

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 797

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOVEIA GERALD L & BRENDA M BAGNELL TR 45 PHILLIPS RD RLTY PO BOX 735 SAGAMORE BEACH, MA 02562				4.4-50-0				45 PHILLIPS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOVEIA GERALD L & BRENDA				10/18/2012	F	1	26772-308				
GOVEIA GERALD L ETUX				04/09/2012	F	1	26231-342				
GOVEIA GERALD & BRENDA BA				06/14/2010	F	1	24613-34				

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-22-620	09/20/2022	3	ALT/RENO	15,000			100	100
930074	02/24/1993	3	ALT/RENO	2,400	12/29/1993	JS	100	100
920013	01/03/1992	3	ALT/RENO	120,000	06/10/1993	RML	100	100

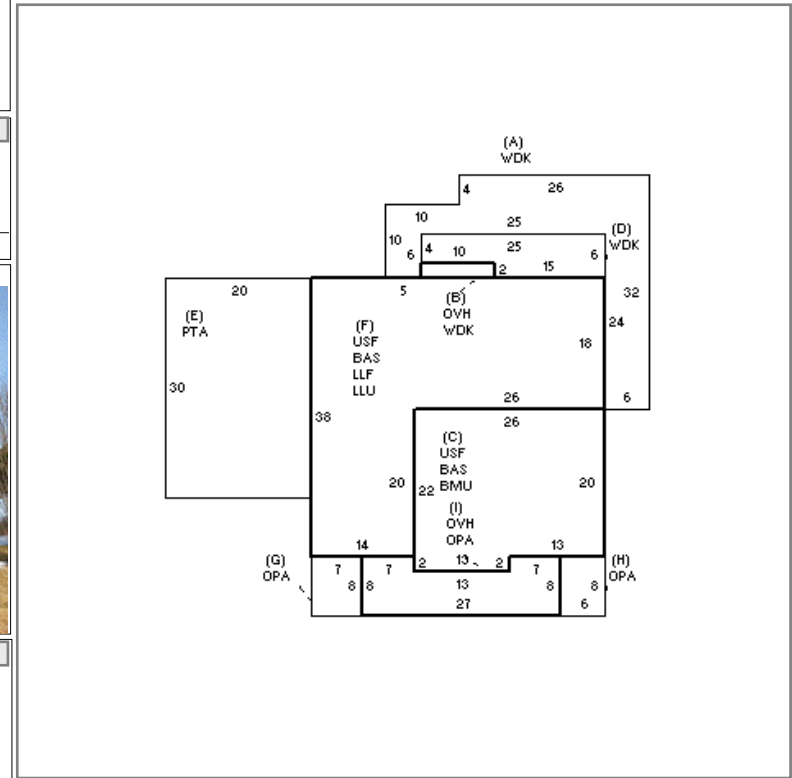
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,718	1	1.00	100	1,555,620	1.60	A	1.00	BSP	6.60	1,238,860

TOTAL	21,736 SF	ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS		
Nbhd	N SAG	N O T E	Total reno within same footprint per Building Dept.					LAND	1,238,900	1,096,400
Infl1	AVG		BUILDING	618,900	547,700					
N_Index	AVG		DETACHED	40,700	38,800					
			OTHER	0	0					
						TOTAL	1,898,500	1,682,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	24 X 32	768	34.27	23,700
GFU	G	1.20	10 0.90	1990	384	49.32	17,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/1/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/28/2018	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1885	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	793,458
NET AREA	4,302	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	572		25.69	14,694		
\$NLA(RCN)	\$184	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	OVH	L	OVERHANG	210	1993	217.81	45,739		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	546		55.36	30,227		
				ROOF COVER	2	WOOD SHINGLES	1.02	C	BAS	L	BASE AREA	546	1993	220.64	120,468		
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	1,546	1993	125.04	193,314		
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	600		16.35	9,813		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	LLU	N	LOWER LEVEL UNF	1,000		38.53	38,533		
				FUEL SOURCE	2	GAS	1.00	F	LLF	L	LOWER LEVEL FIN	1,000	1885	65.58	65,578		
				USE	0		1.00	F	BAS	L	BASE AREA	1,000	1885	220.64	220,637		
								+	OPA	N	OPEN PORCH	294		70.78	20,810		
								F21	O	FPL 2S 1OP		1	10,594.50	10,595			
								FIX	O	XTRA FIXTURES		9	2,561.19	23,051			

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$618,900
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