Key: 799

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 799

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RILEY PHELPS T JR & KRISTA T N RILEY 172 PEAKHAM ROAD SUDBURY, MA 01776	4.4-53-0	196 STANDISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RILEY PHELPS T JR &	12/16/2020	F	100	33581-48
RILEY PHELPS T JR & KRIST	11/18/2016	QS	400,000	30095-172
NIIT BEVERLY R	11/18/2016	F	1	30095-165-8

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

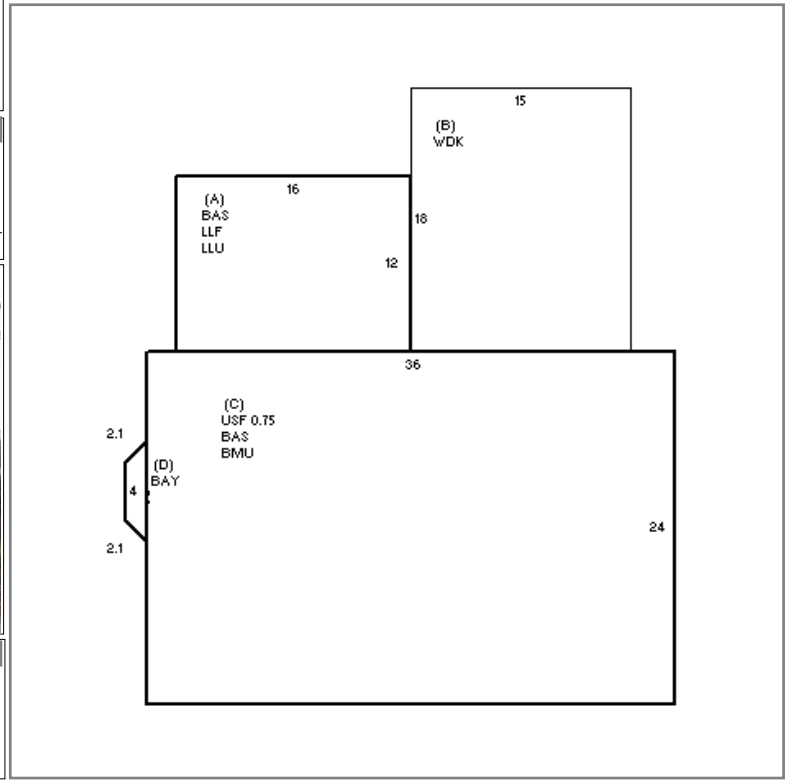
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		02/23/2018	BC	100	100
930354	07/13/1993	9	DECK	18,000	01/11/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,173	1 1.00	100 1.00	100 1.00	388,905	2.45	A 1.00	BAV 1.65			287,590

TOTAL	13,155 SF	ZONING	1	FRNT	156
Nbhd	N SAG	NOTE	Also frontage on Williston		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	287,600	254,500
BUILDING	363,800	321,900
DETACHED	23,100	20,600
OTHER	0	0
TOTAL	**674,500**	**597,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A 1.00	10 0.90	24 X 24		576	44.60	23,100

PHOTO 02/23/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2022	NMP
LIST	2/23/2018	EST
REVIEW	9/26/2018	DB

YEAR BLT	1952	SIZE ADJ	1.010
NET AREA	1,904	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	192		48.56	9,323
A	LLF	L	LOWER LEVEL FIN	192	2008	82.63	15,866
A	BAS	L	BASE AREA	192	2008	225.97	43,386
B	WDK	N	WOOD DECK	270		30.49	8,232
C	BMU	N	BSMT UNFINISHED	864		42.93	37,087
C	BAS	L	BASE AREA	864	1952	225.97	195,242
C	USF	L	UPPER STORY FIN	648	1952	128.00	82,941
D	BAY	L	BAYWINDOW	8	1952	213.21	1,706
	BMF	N	BSMT FINISH	350		68.78	24,074
	F21	O	FPL 2S 1OP	1		10,369.60	10,370
	FIX	O	XTRA FIXTURES	4		2,506.75	10,027

TOTAL RCN	438,254

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

EFF.YR/AGE	2002 / 20		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$363,800