

Key: 822

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 821

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RUSSO SUSAN A BRYSON 110 CENTRAL ST HOLISTON, MA 01746		4.4-74-0		93 PHILLIPS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RUSSO SUSAN A BRYSON		11/29/2016	F	100	301020-31
OUELLET DAVID F &		11/29/2016	F	100	30120-27
RUSSO SUSAN B & DAVID OUE		05/31/2016	F	1	29688-79

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-21-735	10/11/2021	3	ALT/RENO	11,738			100	100
16999	11/16/2016	9	DECK	18,000	05/29/2018	TL	100	100

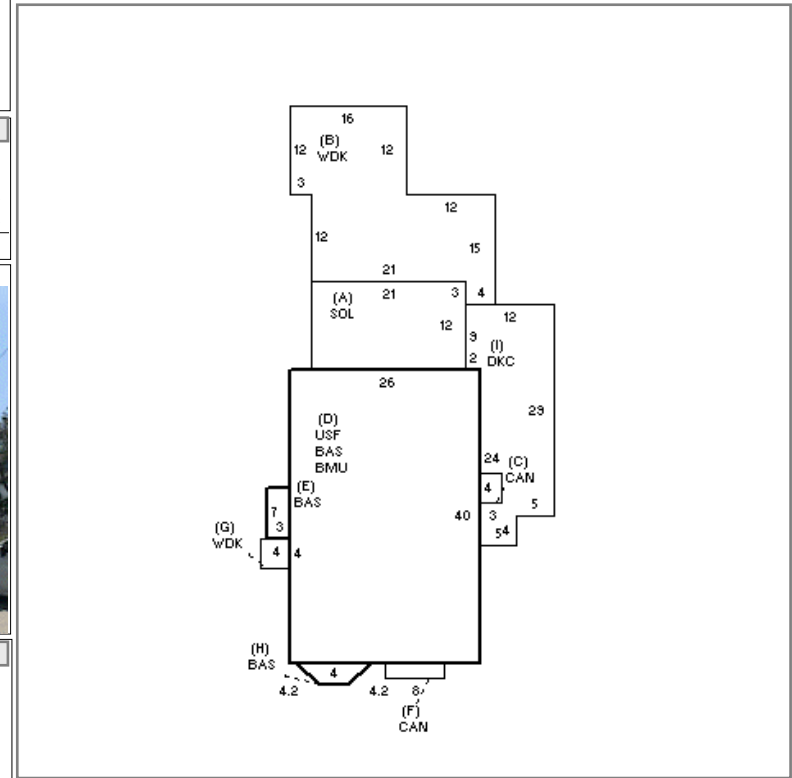
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,370	1	1.00	100	1,555,620	4.75	A	1.00	BSP	6.60	1,079,900

TOTAL	6,360 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E  beautiful views from kitchen open to LR & Sol; masterbedroom beautiful view	LAND	1,079,900	955,700			
Infl1	AVG		BUILDING	360,700	319,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,440,600</b>	<b>1,274,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	5/29/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/29/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1963	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,837
NET AREA	2,122	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	252		90.14	22,714	CONDITION ELEM	CD
\$NLA(RCN)	\$212	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	520		22.33	11,609	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	12		16.20	194	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,040		38.11	39,637	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	1,040	1963	108.67	113,014	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,082	1963	200.64	217,095	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F	CAN	N	CANOPY	16		16.14	258	ELECT	A
				FUEL SOURCE	2	GAS	1.00	I	DKC	N	DECK-COMPOSITE	328		65.63	21,526		
				USE	0		1.00	F21	O	FPL 2S 1OP	1		9,207.20	9,207			
								FIX	O	XTRA FIXTURES	7		2,225.83	15,581			
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$360,700