Key: 823

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 822

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SZETO BOURNE REALTY LLC C/O GRIFFIN MARK & 39 OPAL CIRCLE FRANKLIN, MA 02038	4.4-75-0	99 PHILLIPS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRIFFIN MARK &	09/25/2023	QS	2,200,000	35999-38
SZETO BOURNE REALTY LLC	07/22/2020	F	100	33096-193
SZETO ALEXANDER K P & JUL	11/25/2008	F	100	23283-305

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

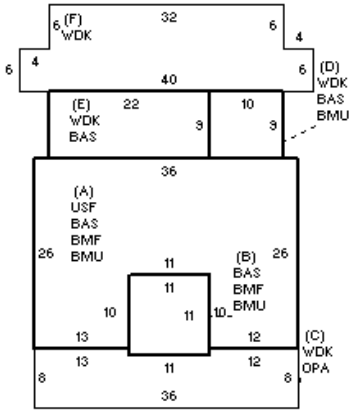
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08631	11/13/2008	1	NEW CONSTRUC	669,000	05/05/2010	TL	100	100
940190	05/11/1994	2	ADDITIONS	1,800	01/05/1995	JS	100	100
930421	08/20/1993	6	FENCE	6,200	12/29/1993	JS	100	100
910311	07/02/1991	6	FENCE	10	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,702	1 1.00	100 1.00	100 1.00	1,555,620	2.10	A 1.00	BSP 6.60			1,176,510

TOTAL	15,682 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE	210 sf wdk is walkway w/removable stairs down to beach;hardee siding, copper roofs		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,176,500	1,041,200
BUILDING	1,628,800	1,457,100
DETACHED	6,600	6,200
OTHER	0	0
TOTAL	**2,811,900**	**2,504,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	E 1.90	10 0.90	3 X10+4 X45		210	34.77	6,600

PHOTO 01/28/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	S	3.30	SUPERLATIVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2022	NMP
LIST	1/30/2014	TL
REVIEW	10/21/2009	TL

YEAR BLT	2009	SIZE ADJ	1.005
NET AREA	2,061	DETAIL ADJ	1.000
$NLA(RCN)	$868	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	2	HIP	1.02
ROOF COVER	9	OTHER	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,037		143.91	149,238
A	BMF	N	BSMT FINISH	826		136.98	113,146
A	USF	L	UPPER STORY FIN	826	2009	424.86	350,931
B	BMF	N	BSMT FINISH	121		230.60	27,903
C	OPA	N	OPEN PORCH	277		232.27	64,338
+	BAS	L	BASE AREA	1,235	2009	741.90	916,243
+	WDK	N	WOOD DECK	997		84.30	84,048
	FIX	O	XTRA FIXTURES	7		8,404.64	58,833
	GFP	O	GAS FIREPLACE	1		25,258.50	25,259

TOTAL RCN	1,789,937

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

EFF.YR/AGE	2010 / 12	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD	$1,628,800	