**Key: 825**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 824

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DOHERTY F NEIL TR<br>EMC INVESTMENT TR<br>14 HARLOW ST<br>NORTH EASTON, MA 02356-1334 | 4.4-77-0 | 109 PHILLIPS RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DOHERTY F NEIL TR | 05/03/2001 | X | | 13795-238 |
| CHAPMAN EVELYN M | 05/03/2001 | X | | 13795-230 |
| CHAPMAN LEWIS E & EVELYN | 03/23/1994 | F | 100 | 9106-324 |

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

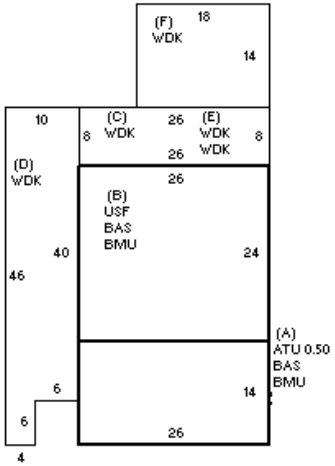
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 07298 | 06/01/2007 | 3 | ALT/RENO | | 03/21/2008 | TL | 100 | 100 |
| 940129 | 04/21/1994 | 3 | ALT/RENO | 10,000 | 03/28/1995 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,960 | 1 1.00 | 100 1.00 | 100 1.00 | 1,555,620 | 3.14 | A 1.00 | BSP 6.60 | | | 1,117,090 |

| TOTAL | 9,975 SF | ZONING | 1 | FRNT | 60 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,117,100 | 988,700 |
| BUILDING | 285,500 | 252,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,402,600** | **1,241,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/29/2001

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/3/2022 | NMP |
|---|---|---|
| LIST | 2/13/2018 | EST |
| REVIEW | 1/2/2019 | DB |

| YEAR BLT | 1953 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,612 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $233 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 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 | 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 | 988 | | 38.30 | 37,843 |
| + | BAS | L | BASE AREA | 988 | 1953 | 208.30 | 205,800 |
| A | ATU | N | ATTIC UNF | 182 | | 44.39 | 8,080 |
| B | USF | L | UPPER STORY FIN | 624 | 1953 | 114.21 | 71,270 |
| + | WDK | N | WOOD DECK | 1,300 | | 22.44 | 29,168 |
| | BMG | O | BSMT GARAGE | 1 | | 7,487.30 | 7,487 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,253.00 | 9,253 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,237.00 | 6,711 |

| TOTAL RCN | 375,611 |
|---|---|

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

| EFF.YR/AGE | 1995 / 27 | |
|---|---|---|
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | | $285,500 |