Key: 826

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 825

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AUBUCHON DAVID J ETUX DEIRDRE O AUBUCHON PO BOX 1396 SAGAMORE BEACH, MA 02562	4.4-78-0	115 PHILLIPS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AUBUCHON DAVID J ETUX	04/17/2009	QS	950,000	23619-188
MEEHAN WILLIAM P JR &	11/06/2000	A		13347-273
MEEHAN DIANA C TR OF DIAN	01/23/1996	XX		10024-287

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	%
B-23-340	11/12/2023	3	ALT/RENO	100,000			0	0
EXB-21-938	12/21/2021	3	ALT/RENO	29,000			100	100
17002	01/03/2017	3	ALT/RENO	15,000	05/15/2018	TL	100	100
12095	02/21/2012	3	ALT/RENO	65,000	05/15/2018	TL	100	100
09659	12/17/2009	3	ALT/RENO	10,000	04/23/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,824	1 1.00	100 1.00	100 1.00	1,555,620	2.91	A 1.00	BSP 6.60			1,126,010

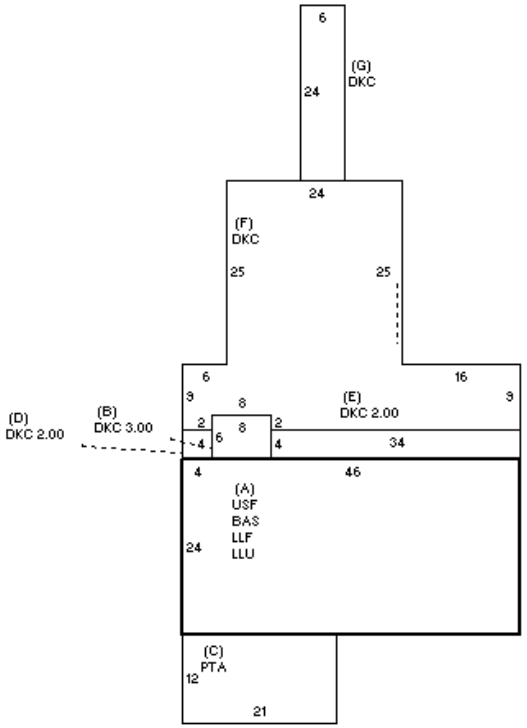
TOTAL	10,803 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,126,000	996,600
BUILDING	503,600	445,600
DETACHED	20,600	19,600
OTHER	0	0
TOTAL	**1,650,200**	**1,461,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	24 X 26		648	35.32	20,600

PHOTO 05/15/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2022	NMP
LIST	5/15/2018	EST
REVIEW	5/15/2018	TL

YEAR BLT	1977	SIZE ADJ	0.995
NET AREA	3,312	DETAIL ADJ	1.000
$NLA(RCN)	$175	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,104		33.79	37,306
A	LLF	L	LOWER LEVEL FIN	1,104	1977	57.51	63,490
A	BAS	L	BASE AREA	1,104	1977	202.47	223,523
A	USF	L	UPPER STORY FIN	1,104	1977	109.66	121,060
+	DKC	N	DECK-COMPOSITE	1,590		62.57	99,492
C	PTA	N	PATIO	252		14.34	3,615
	F21	O	FPL 2S 1OP	1		9,290.90	9,291
	FIX	O	XTRA FIXTURES	7		2,246.06	15,722
	KIT	O	EXTRA KITCHEN	1		5,297.80	5,298

TOTAL RCN	578,795

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$503,600