Key: **827**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 826

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCUSSET REALTY LLC **498 NEWTOWN RD** **LITTLETON, MA 01460**	**4.4-79-0**	**117 PHILLIPS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCUSSET REALTY LLC	12/11/2020	QS	1,075,000	33568-128
CARON LOUIS R JR	08/13/2004	F		18933-279+
CARON LOUIS R JR &		XX		03505-0110

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

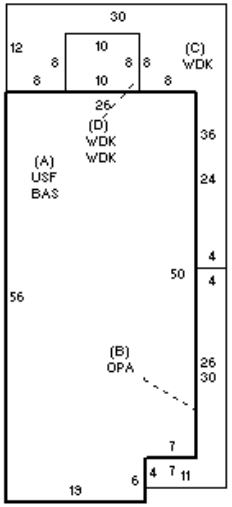
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-286	09/28/2023	13	OTHER	18,000			0	0
EXB-23-515	08/10/2023	14	SOLAR	18,240			100	100
B-22-229	10/18/2022	1	NEW CONSTRUC	700,000	06/06/2023	TL	10	55
D-22-24	10/03/2022	5	DEMOLITIONS	25,000	01/17/2023	SL	100	100
980498	08/24/1998	10	WOODSTOVE	1,742	01/19/1999	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	11,688	1 1.00	100 1.00	100 1.00	1,555,620	2.72	A 1.00	BSP 6.60			1,134,960

TOTAL	11,674 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,135,000	1,004,500
BUILDING	319,800	215,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,454,800**	**1,220,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2023	SL
LIST	1/19/2023	EST
REVIEW	6/6/2023	TL

YEAR BLT	2023	SIZE ADJ	1.000
NET AREA	2,828	DETAIL ADJ	1.000
$NLA(RCN)	$206	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	15	VINYL 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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,414	2023	234.09	331,000
A	USF	L	UPPER STORY FIN	1,414	2023	132.66	187,586
B	OPA	N	OPEN PORCH	148		87.55	12,958
+	WDK	N	WOOD DECK	536		27.26	14,609
	FIX	O	XTRA FIXTURES	10		2,717.37	27,174
	GFP	O	GAS FIREPLACE	1		8,166.40	8,166

TOTAL RCN	581,492

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

EFF.YR/AGE	2022 / 0		
COND	0	0 %	
FUNC	45	uc	
ECON	0		
DEPR	45	% GD	55
RCNLD			$319,800