Key: 8309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,466

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONNOR JANET **2 MALLARD RD** **ACTON, MA 01720-2823**	**38.3-346-0**	**62 KING PHILLIP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONNOR JANET		XX		01399-0093

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,200	11 1.00	100 1.00	100 1.00	377,120	4.87	A 1.00	BAV 1.60			261,370

TOTAL	6,186 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

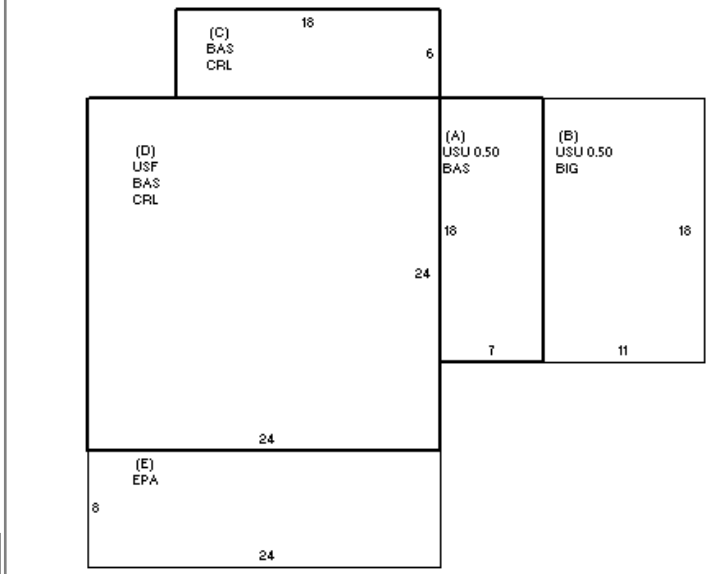
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	261,400	231,300
BUILDING	198,500	175,700
DETACHED	0	0
OTHER	0	0
TOTAL	**459,900**	**407,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/19/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2019	RP
LIST	2/28/2019	EST
REVIEW	3/20/2019	BC

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,386	DETAIL ADJ	1.000
$NLA(RCN)	$188	OVERALL	0.870

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
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	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	810	1925	175.11	141,842
+	USU	N	UPPER STORY UNF	162		41.36	6,701
B	BIG	N	BUILT-IN GARAGE	198		96.02	19,013
+	CRL	N	BSMT CRAWL	684		22.68	15,516
D	USF	L	UPPER STORY FIN	576	1925	97.16	55,967
E	EPA	N	ENCLOSED PORCH	192		65.16	12,511
	F21	O	FPL 2S 1OP	1		7,778.80	7,779
	FIX	O	XTRA FIXTURES	1		1,880.90	1,881

TOTAL RCN	261,209

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	$198,500