

Key: 8311

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.468

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GILBERT MICHELLE & LISA CORREI A TRS MCGOWAN FAM IRREV TRUST 1534 MIDDLEBORO AVE EAST TAUNTON, MA 02718				38.3-349-0				50 KING PHILLIP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GILBERT MICHELLE & LISA C				07/28/2015	F	1	29039-175				
MCGOWAN VICTOR E &				06/02/1997	A	50,000	10780-117				

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	%
10468	08/10/2010	4	CYCLICAL DETACH.STRUC		10/24/2016 02/03/2015	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	14,402	11	1.00	100	1.00	100	1.00	377,120	2.26	A	1.00	BAV	1.60									281,960

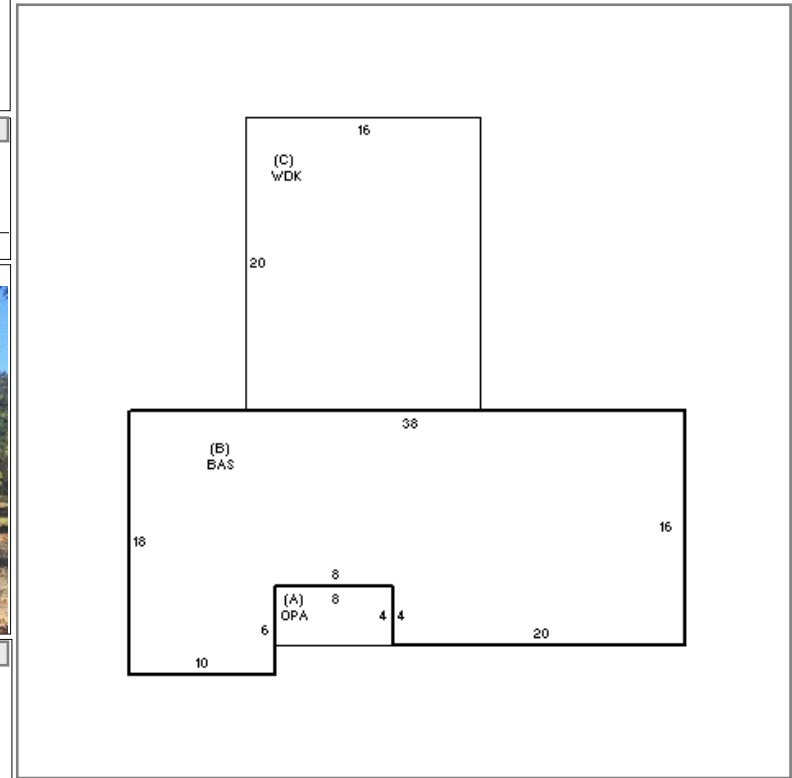
TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	282,000	249,500			
Infl1	AVG		BUILDING	56,800	50,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		338,800	299,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12	2010		0.00	



BLDG COMMENTS



BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	4/3/2008	TL
MODEL	1		RESIDENTIAL	LIST	10/24/2016	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	10/24/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.020
NET AREA	596	DETAIL ADJ	1.000
\$NLA(RCN)	\$125	OVERALL	0.520
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	FOUN. WALL	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	35	W/W-VINYL	1.00
INT. FINISH	5	OTHER	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
A	OPA	N	OPEN PORCH	32		43.21	1,383
B	BAS	L	BASE AREA	596	1935	115.17	68,642
C	WDK	N	WOOD DECK	320		11.33	3,625
	FIX	O	XTRA FIXTURES	1		1,129.80	1,130

TOTAL RCN	74,780
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	\$56,800