

Key: 833

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 831

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
149 PHILLIPS LLC PO BOX 1298 SAGAMORE BEACH, MA 02562		4.4-85-0		149 PHILLIPS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
149 PHILLIPS LLC		12/03/2021	QS	1,560,000	34720-116
MATTALIANO ADRIENNE & JOS		09/26/2017	F	100	30789-311
MATTALIANO ADRIENNE & JOS		01/17/2007	F	10	21703-345

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 %
		12	CYCLICAL		02/26/2018	BC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,675	1	1.00	100	1,555,620	1.54	A	1.00	BSP	6.60	1,248,750

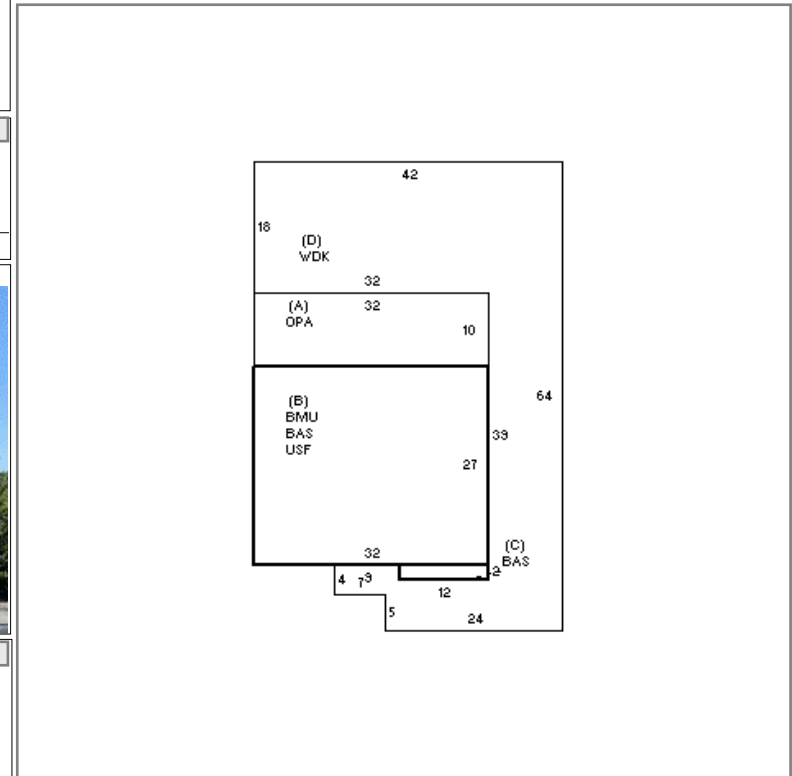
TOTAL	22,695 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Other frontage	LAND	1,248,800	1,105,200			
Infl1	AVG		BUILDING	351,500	311,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,600,300	1,416,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/26/2018	VER
STYLE	4	1.05	CAPE [100%]	REVIEW	6/17/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,752	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	320		66.16	21,171
\$NLA(RCN)	\$251	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	864	1950	121.01	104,555
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	864		40.99	35,417
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	888	1950	222.92	197,953
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	1,346		24.01	32,320
				INT. FINISH	3	WOOD PANEL	0.98		ATU	N	ATTIC UNF	432		47.51	20,526
				HEATING/COOLING	14	PARTIAL HEAT	0.99		BMG	O	BSMT GARAGE	1		8,012.80	8,013
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,902.50	9,903
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,393.83	9,575



CAPACITY	UNITS	ADJ	TOTAL RCN	439,431
STORIES	2	1.00	CONDITION ELEM	CD
ROOMS	8	1.00	EXTERIOR	A
BEDROOMS	4	1.00	INTERIOR	G
BATHROOMS	1	1.00	KITCHEN	A
FIXTURES	9	1.00	BATHS	G
GARAGE CAPACITY	1	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	A
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$351,500