

Key: 861

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 859

LEGAL

CURRENT OWNER				PARCEL ID			LOCATION		
GARB PHILLIS B & JOHN E TRS PHYLIS B GARB REVOCABLE TRUST 186 JERRY BROWNE ROAD #2303 MYSTIC, CT 06355				4.4-122-0			153 PHILLIPS RD		
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
GARB PHILLIS B & JOHN E T				02/09/2018	F	1 31074-312			
GARB ALLAN E &				07/11/1979	XX	2950-44			

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	%
09246	06/10/2009	12	CYCLICAL		09/25/2018	DB	100	100
08501	09/23/2008	9	DECK	30,000	02/18/2015		100	100
		3	ALT/RENO	4,300	06/15/2009	TL	100	100

LAND

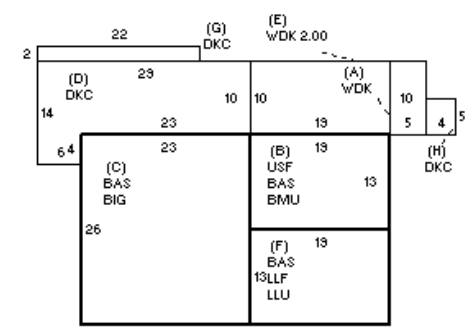
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,300 1	1.00	100	1.00	1,555,620	2.42	A	1.00	BSP	6.60	1,151,660

TOTAL

TOTAL		13,286 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	LAND	1,151,700	1,019,300			
Infl1	AVG	BUILDING		305,000	270,000				
N_Index	AVG	DETACHED		1,600	2,100				
		OTHER		0	0				
				TOTAL	1,458,300	1,291,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 20		200	15.95	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/23/2018	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	9/25/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

CAPACITY			UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376,589
YEAR BLT	1978	SIZE ADJ	1.010	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N		WOOD DECK	430		21.36	9,184	CONDITION ELEM CD	
NET AREA	1,586	DETAIL ADJ	1.000	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N		BSMT UNFINISHED	247		61.38	15,162	EXTERIOR	A
\$NLA(RCN)	\$237	OVERALL	0.990	ROOF SHAPE	1	GABLE	1.00	+	BAS	L		BASE AREA	1,092	1978	191.95	209,606	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L		UPPER STORY FIN	247	1978	110.02	27,175	KITCHEN	A
STORIES	1.5		1.00	FLOOR COVER	1	HARDWOOD	1.02	C	BIG	N		BUILT-IN GARAGE	598		78.40	46,881	BATHS	A
ROOMS	5		1.00	INT. FINISH	1	PLASTER	1.00	+	DKC	N		DECK-COMPOSITE	378		62.78	23,732	HEAT	A
BEDROOMS	3		1.00	HEATING/COOLING	1	FORCED AIR	1.00	F	LLU	N		LOWER LEVEL UNF	247		41.24	10,187	ELECT	U
BATHROOMS	2		1.00	FUEL SOURCE	3	ELECTRIC	1.00	F	LLF	L		LOWER LEVEL FIN	247	1978	70.19	17,337		
FIXTURES	9		1.00	USE	0		1.00	F21	O			FPL 2S 1OP	1		8,808.10	8,808	EFF.YR/AGE	2000 / 22
GARAGE CAPACITY	1		1.00					FIX	O			XTRA FIXTURES	4		2,129.28	8,517	COND	19 19 %
% BSMT FINISH	0		1.00														FUNC	0
# OF HALF BATHS	0		1.00														ECON	0
# OF UNITS	1		1.00														DEPR	19 % GD 81
																	RCNLD	\$305,000