Key: **864**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 862

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAY BEACH LLC **338 SPRING STREET** **MARSHFIELD, MA 02050**	**4.4-125-0**	**165 PHILLIPS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAY BEACH LLC	03/23/2012	F	1	26179-143
GAETA ANTHONY N & KENNETH	09/28/2011	F	1	25712-114
BAY BEACH LLC	12/29/2010	F	1	25137-205

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	%
03816	11/10/2003	3	ALT/RENO	20,000	05/24/2004	TL	100	100
200193	04/04/2000	3	ALT/RENO	17,800	04/23/2001	TL	100	100

LAND

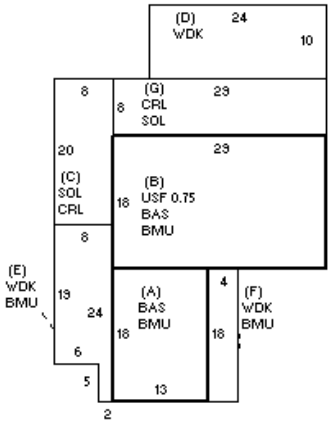
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,820	1 1.00	100 1.00	100 1.00	1,400,058	2.91	10 0.90	BSP 6.60			1,013,390

TOTAL	10,803 SF	ZONING	1	FRNT	50

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: abuts parking lot -public walkways owned by town

ASSESSED	CURRENT	PREVIOUS
LAND	1,013,400	896,900
BUILDING	238,600	211,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,252,000**	**1,108,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/26/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/4/2022	NMP
LIST	1/4/2022	EST
REVIEW	1/4/2022	

YEAR BLT	1904	SIZE ADJ	1.015
NET AREA	1,148	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	990		37.75	37,374
+	BAS	L	BASE AREA	756	1904	213.55	161,447
B	USF	L	UPPER STORY FIN	392	1904	113.92	44,656
+	CRL	N	BSMT CRAWL	392		35.47	13,903
C	SOL	N	SOLARIUM	160		99.23	15,876
+	WDK	N	WOOD DECK	474		22.11	10,482
G	SOL	N	SOLARIUM	232		89.29	20,714
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819

TOTAL RCN	322,391

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	2	NO HEAT 2ND
ECON	0	
DEPR	26	% GD 74
RCNLD		$238,600