

Key: 866

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 864

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WYATT PETER W & NANCY B WYATT 15 JUNIPER RIDGE RD LINCOLN, MA 01773				4.4-128-0				177 PHILLIPS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WYATT PETER W & DELANEY JOHN M & BARBARA				05/08/2020	O	775,000	32890-279					
DELANEY JOHN &				12/23/2011	F	1	25952-57					
				03/29/2005	N	680,000	19664-104					

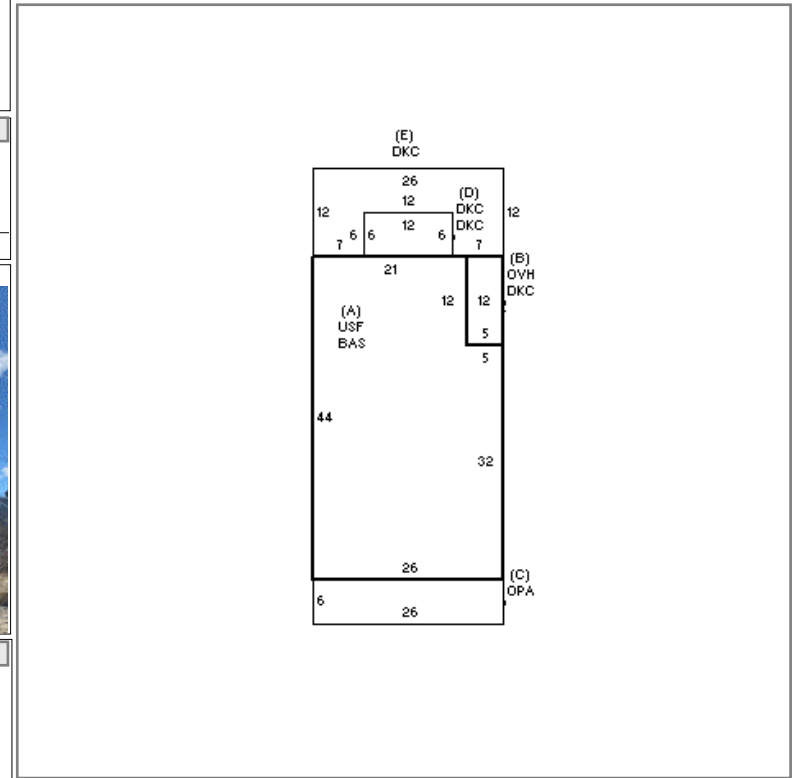
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-934	12/16/2021	14	SOLAR	25,160			100	100
B-21-354	09/27/2021	3	ALT/RENO	15,000			100	100
B-20-312	10/20/2020	1	NEW CONSTRUC	600,000	02/17/2022	TL	100	100
		12	CYCLICAL		02/26/2018	BC	100	100
10566	09/21/2010	3	ALT/RENO	3,000	11/10/2010		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,466	1	1.00	100	1,555,620	3.00	A	1.00	BSP	6.60	1,122,300

TOTAL	10,454 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	abuts parking area & public walkways owned by the town; Changed year blt per archived records, B.P. was issued April 27, 1953 (8/25/20 TL)				LAND	1,122,300	993,300
Infl1	AVG					BUILDING	464,700	411,200
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,587,000	1,404,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/09/2022
									

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TL
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2021	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,679
NET AREA	2,228	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,084	2021	226.88	245,939	CONDITION ELEM	CD
\$NLA(RCN)	\$209	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,084	2021	122.88	133,199	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	DKC	N	DECK-COMPOSITE	444		74.21	32,949	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	60	2021	214.04	12,842	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	156		77.25	12,050	BATHS	A
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	8		2,516.96	20,136	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		7,564.00	7,564	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$464,700