

Key: 868

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 866

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PELLETIER MONICA J 16 KING ST SOUTH GRAFTON, MA 01560				4.4-130-0				185 PHILLIPS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PELLETIER MONICA J				02/26/1985	F		4429-78				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
950172	04/13/1995	9	DECK	10,000	12/05/1995	JC	100	100
910108	04/02/1991	3	ALT/RENO	1,200	03/01/1992	HS	100	100
900379	07/24/1990	3	ALT/RENO	50	11/01/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,228 1	1.00	100	1.00	1,555,620	3.07	A	1.00	BSP	6.60	1,119,860

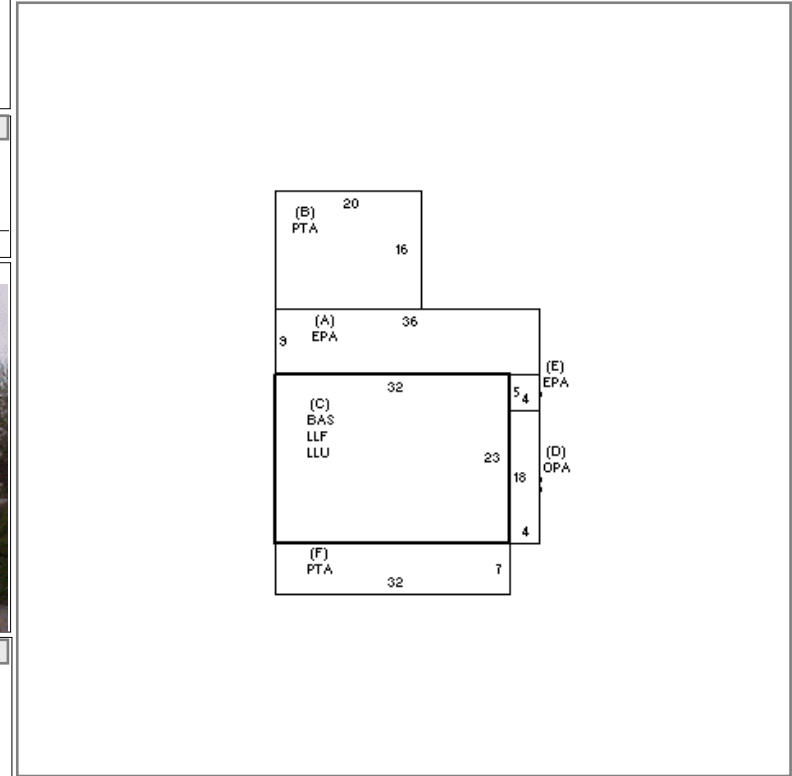
TOTAL	10,237 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	1,119,900	991,100			
Infl1	AVG		BUILDING	212,400	188,000			
N_Index	AVG		DETACHED	16,800	16,100			
			OTHER	0	0			
			TOTAL	1,349,100	1,195,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60	30X28		840	33.41	16,800



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	9/26/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/26/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	279,448	
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	EPA	N	ENCLOSED PORCH	344		67.54	23,232	CONDITION ELEM	CD	
\$NLA(RCN)	\$190	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	PTA	N	PATIO	544		14.08	7,658	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	736		37.54	27,627	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	736	1950	63.88	47,018	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	736	1950	213.55	157,176	BATHS	A	
				INT. FINISH	3	WOOD PANEL	0.98	D	OPA	N	OPEN PORCH	72		79.34	5,713	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	5		2,204.78	11,024	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											



EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$212,400