Key: **869**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 867

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HASHEM TIMOTHY **PO BOX 265** **MIDDLEBOROUGH, MA 02346**	**4.4-131-0**	**191 PHILLIPS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HASHEM TIMOTHY	03/01/2021	O	850,000	33844-208
KELSO DOROTHY B	11/03/1995	XX		9913-271

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	%
B-23-308	11/05/2023	9	DECK	20,000			0	0
E-21-291	04/22/2021	3	ALT/RENO	1,800			100	100
B-21-87	03/20/2021	3	ALT/RENO	7,000			100	100
18594	07/20/2018	4	DETACH.STRUC	1,100			100	100
09099	03/31/2009	6	FENCE				100	100

LAND

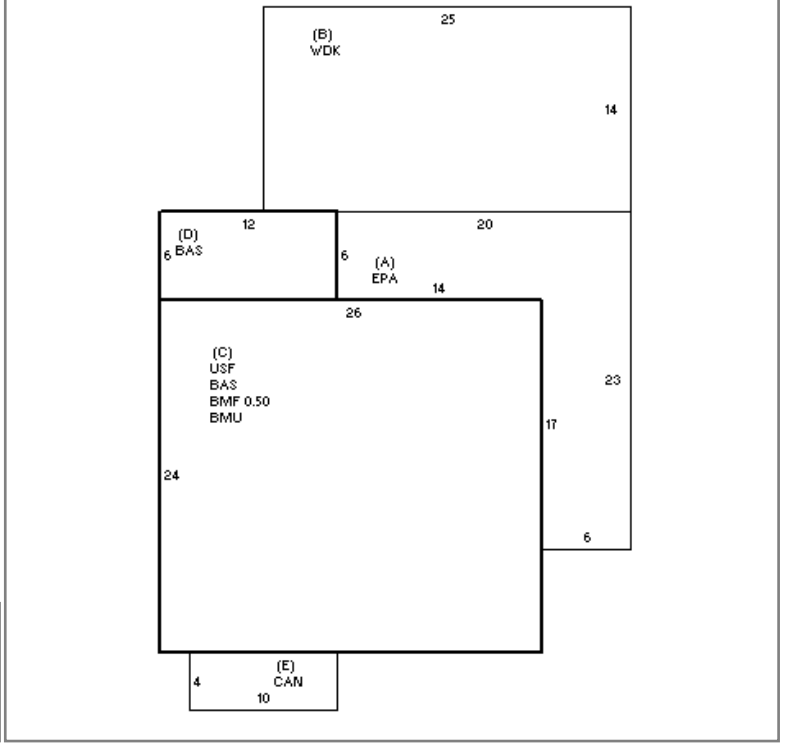
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,089	1 1.00	100 1.00	100 1.00	1,555,620	3.10	A 1.00	BSP 6.60			1,118,410

TOTAL	10,106 SF	ZONING	1	FRNT	50

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Allen Rd

ASSESSED	CURRENT	PREVIOUS
LAND	1,118,400	989,800
BUILDING	250,000	221,200
DETACHED	14,700	14,000
OTHER	0	0
TOTAL	**1,383,100**	**1,225,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	24 X 24		576	36.34	14,700

PHOTO 04/01/2021

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	5/14/2021	RP
LIST	5/14/2021	EST
REVIEW	5/14/2021	RP

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,320	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	222		68.86	15,287
B	WDK	N	WOOD DECK	350		22.55	7,892
C	BMU	N	BSMT UNFINISHED	624		48.59	30,320
C	BMF	N	BSMT FINISH	312		61.68	19,244
C	USF	L	UPPER STORY FIN	624	1940	114.78	71,623
+	BAS	L	BASE AREA	696	1940	217.74	151,548
E	CAN	N	CANOPY	40		14.41	576
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN 312,533

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $250,000