Key: 877

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 875

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUGGAN DEREK T **PO BOX 76** **SAGAMORE BEACH, MA 02562-0076**	**4.4-135-0**	**178 PHILLIPS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUGGAN DEREK T	03/28/1997	A	1	10672-249

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	%
970470	09/19/1997	10	WOODSTOVE	3,500	04/21/1998	JS	100	100
910241	05/30/1991	4	DETACH.STRUC	150	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	848,520	2.66	A 1.00	BVG 3.60			620,850

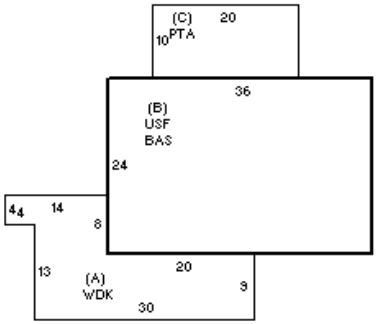
TOTAL	11,979 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE	Across from public parking area for beach		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	620,900	549,500
BUILDING	175,100	155,000
DETACHED	10,900	10,400
OTHER	0	0
TOTAL	**806,900**	**714,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	13 X 24		312	40.60	9,500
SHF	A 1.00	A 0.75	8 X 14		112	16.42	1,400

PHOTO 01/06/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	13	0.85	CONVERSION [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	RP

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$133	OVERALL	0.780

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	366		16.83	6,159
B	BAS	L	BASE AREA	864	1950	156.22	134,978
B	USF	L	UPPER STORY FIN	864	1950	84.81	73,273
C	PTA	N	PATIO	200		11.12	2,223
	FIX	O	XTRA FIXTURES	4		1,677.63	6,711
	KIT	O	EXTRA KITCHEN	1		3,957.10	3,957
	MST	O	MAS/METAL STACK	1		3,144.10	3,144

TOTAL RCN	230,445

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$175,100