Key: **878**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 876

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARMSTRONG RICHARD & PENELOPE **TRUSTEES OF ARMSTRONG REV TRST** **35 MANSFIELD RD** **WELLESLEY, MA 02481-2510**	**4.4-137-0**	**170 PHILLIPS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARMSTRONG RICHARD & PENEL	06/14/2017	F	1	30556-81
ARMSTRONG RICHARD &		XX		03562-0056

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	%
		12	CYCLICAL		02/23/2018	BC	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
Infl1	AVG
N_Index	AVG

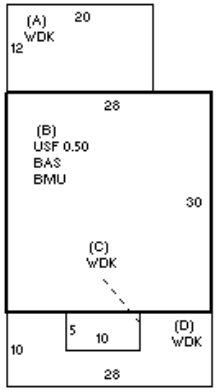
NOTE: Across from public beach parking area

ASSESSED	CURRENT	PREVIOUS
LAND	620,900	549,500
BUILDING	158,200	140,000
DETACHED	0	0
OTHER	0	0
TOTAL	**779,100**	**689,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/23/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/4/2022	NMP
LIST	2/23/2018	EST
REVIEW	9/29/2018	DB

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,260	DETAIL ADJ	1.000
$NLA(RCN)	$157	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	570		15.18	8,650
B	BMU	N	BSMT UNFINISHED	840		25.91	21,763
B	BAS	L	BASE AREA	840	1983	140.90	118,352
B	USF	L	UPPER STORY FIN	420	1983	78.18	32,835
	BMG	O	BSMT GARAGE	2		5,064.45	10,129
	FIX	O	XTRA FIXTURES	4		1,513.00	6,052

TOTAL RCN 197,782

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

EFF.YR/AGE 1999 / 23

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

RCNLD $158,200