

Key: 8844

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.036

LEGAL

LAND

DETACHED

BUILDING

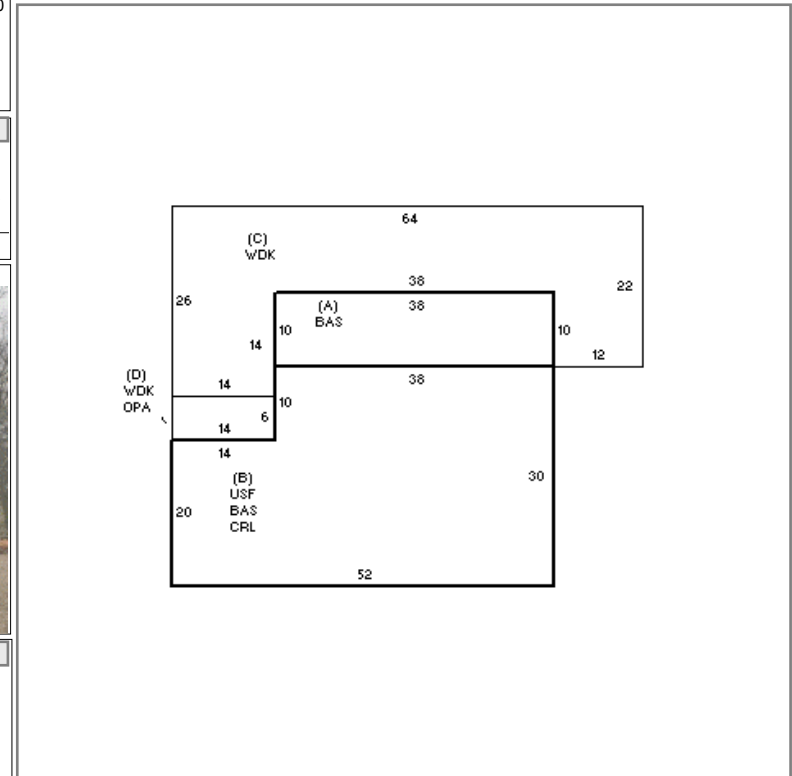
CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS RICHARD SR & BARBARA TR OF RICKERKACH RLTY TRUST PO BOX 3087 POCASSET, MA 02559				42.0-81-0				51 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILLIPS RICHARD SR & BAR				08/23/1996	S	750,000	10358-44				
CALLAGY LYNN ANNE				08/07/1992	A	10	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	0.553	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		67,600

TOTAL	2.390 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	2,161,300	1,912,700			
Infl1	AVG		BUILDING	484,800	429,000			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	110,800	99,300			
			TOTAL	2,759,200	2,443,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	V	1.30	10 0.90	10 X 12	2021	120	21.35	2,300



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2021	TL
MODEL	1		RESIDENTIAL	LIST	1/14/2021	VER
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1922	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	637,838
NET AREA	3,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	380	1986	201.61	76,611	CONDITION ELEM	CD
\$NLA(RCN)	\$198	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	1,420		20.29	28,817	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,420	1922	201.61	286,282	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,420	1922	118.35	168,050	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+ WDK	N	WOOD DECK		1,168		24.31	28,398	BATHS	A
				INT. FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	84		81.81	6,872	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F22	O	FPL 2S 2OP	2		10,496.10	20,992	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	9		2,424.03	21,816			
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	2	1.00											
				ROOMS	10	1.00											
				BEDROOMS	5	1.00											
				BATHROOMS	4	1.00											
				FIXTURES	14	1.00											
				GARAGE CAPACITY	0	1.00											
				% BSMT FINISH	0	1.00											
				# OF HALF BATHS	0	1.00											
				# OF UNITS	1	1.00											
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$484,800

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.037

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

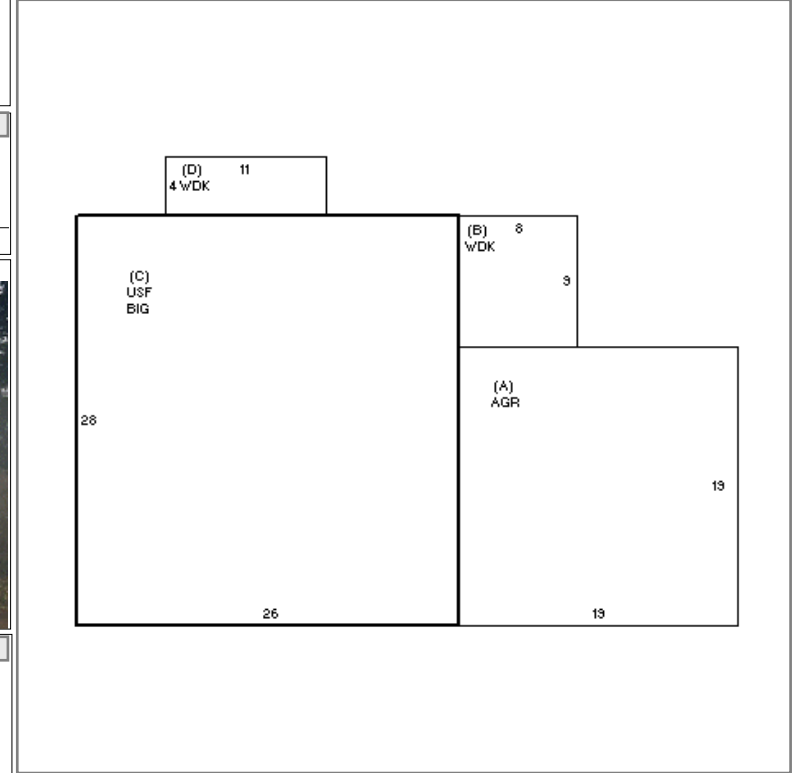
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	110,800	
Infl1					
N_Index					



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	1/14/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/14/2022	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1988	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	142,082	
NET AREA	728	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	361		56.07	20,240	CONDITION ELEM	CD	
\$NLA(RCN)	\$195	OVERALL	0.750	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	116		31.74	3,682	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	728		59.24	43,126	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	1.00	C	USF	L	UPPER STORY FIN	728	1988	87.34	63,584	KITCHEN	A	
ROOMS	1	1.00	FLOOR COVER	3	W/W CARPET	1.00	1.00		BMG	O	BSMT GARAGE	2		5,725.55	11,451	BATHS	A	
BEDROOMS	0	1.00	INT. FINISH	2	DRYWALL	1.00	1.00									HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	7	FL/WALL UNIT	0.98	0.98									ELECT	A	
FIXTURES	5	1.00	FUEL SOURCE	2	GAS	1.00	1.00											
GARAGE CAPACITY	4	1.00	USE	0		1.00	1.00											
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$110,800	