Key: 4397

Town of SANDWICH - Fiscal Year 2025 Preliminary

12/4/2024 6:11 pm SEQ #: 3,317

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMAS N PHILLIPS LIVING TRUST AGREEMENT 10 BUXUS SHORES CIRCLE SANDWICH, MA 02563	17-191-0	10 BUXUS SHORES CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS N PHILLIPS LIVING	08/18/2020	F	1	33177-68
PHILLIPS, THOMAS N	07/21/2008	H2		23054-181
PHILLIPS, THOMAS N & JOYC	04/06/1992	QS	225,000	7958-11

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

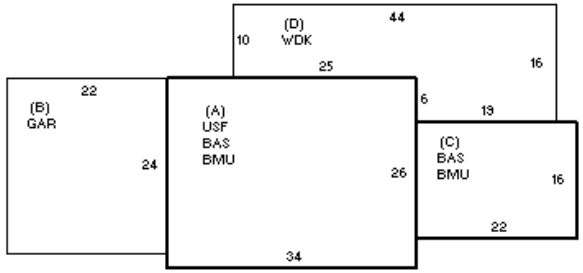
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		50	Meas & List		02/15/2018	KB	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,056	100 1.00	100 1.00	100 1.00	240,200	1.20	100 1.00	300 1.00			198,880

TOTAL	30,056 SF	ZONING	R2	FRNT	158
Nbhd	Residential	NOTE			
Infl1	NONE				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	198,900	177,600
BUILDING	547,600	527,100
DETACHED	0	0
OTHER	0	0
TOTAL	**746,500**	**704,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/15/2018

BLDG COMMENTS

LumpSum(S/V) = 0

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.00	COLONIAL [100%]
QUALITY	G	1.25	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/15/2018	KB
LIST	2/15/2018	KB
REVIEW		

YEAR BLT	1988	SIZE ADJ	0.980
NET AREA	2,120	DETAIL ADJ	1.020
$NLA(RCN)	$349	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	.00
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	8	CLAPBOARD/WD SH	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT	1.00
FLOOR COVER	1	W/W CARPETING	1.00
INT. FINISH	1	DRYWALL	1.00
HEATING/COOL	8	BASEBOARD HOT W	1.02
FUEL SOURCE	1	OIL	1.00
NET ADJ FACTOR	99	N/A	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMNT UNF	1,236		54.15	66,930
+	BAS	L	1ST FL FN	1,236	1988	293.63	362,923
A	USF	L	UP FL FN	884	1988	150.77	133,278
B	GAR	N	ATT GARAGE	528		116.54	61,531
D	WDK	N	WOOD DECK	554		57.81	32,025
	BMF	N	BSMNT FN	520		105.82	55,027
	FIX	O	PLMB FIX	3		4,125.00	12,375
	FPL	O	FIREPLACE	1		15,849.10	15,849

TOTAL RCN	739,938
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 33	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$547,600