Key: 10996

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,285

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIMONE JOSEPH A & BEVERLY L SIMONE P O BOX 341 CATAUMET, MA 02534-0341	51.4-35-0	19 OAK AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIMONE JOSEPH A &	07/28/1999	QS	168,500	12437-65
BRUNO JOSEPH A SR &	03/03/1992	F	1	07900-00279

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	%
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,410	14 1.00	100 1.00	100 1.00	424,260	2.02	A 1.00	R09 1.80			322,870

TOTAL	16,422 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

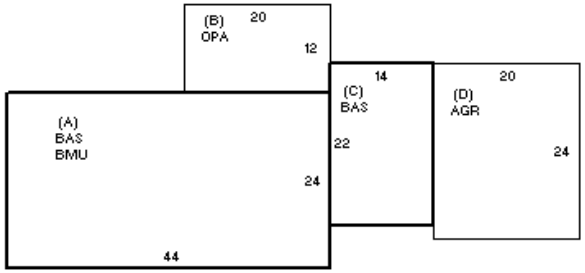
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	322,900	285,800
BUILDING	268,000	237,100
DETACHED	0	0
OTHER	0	0
TOTAL	**590,900**	**522,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 07/12/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/11/2017	TL
LIST	7/11/2017	TL
REVIEW	9/25/2018	TL

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,364	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		37.75	39,866
B	OPA	N	OPEN PORCH	240		60.93	14,624
+	BAS	L	BASE AREA	1,364	1972	194.62	265,458
D	AGR	N	ATT GARAGE	480		63.99	30,713
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615

TOTAL RCN 357,276

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

EFF.YR/AGE 1994 / 28

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $268,000