

Key: 5483

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.626

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
SIMMONS WILLIAM P & JEAN HELEN SIMMONS 53 MONUMENT NCK RD BOURNE, MA 02532-4111		26.2-65-0	53 MONUMENT NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
			XX	02094-0106

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
EXB-20-415	11/01/2020	3	ALT/RENO	5,530		
18989	11/13/2018	3	ALT/RENO	7,538		
						1st %
						100 100
						100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,881	7	1.00	100	1.00	100	1.00	271,055	2.34	A	1.00	R04	1.15			201,720

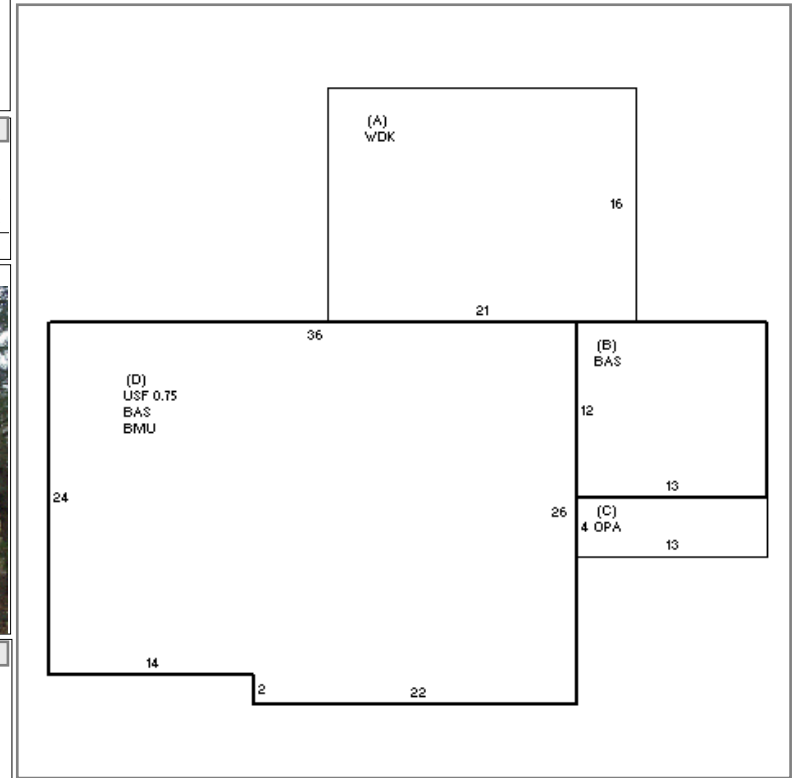
TOTAL	13,896 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	201,700	178,500			
Infl1	AVG		BUILDING	301,200	266,500			
N_Index	AVG		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	503,800	445,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	F 0.60	10 X 10		15.21	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/11/2018	BC
MODEL	1		RESIDENTIAL	LIST	11/11/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,745	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	336		23.52	7,901
+	BAS	L	BASE AREA	1,064	1972	211.34	224,861
C	OPA	N	OPEN PORCH	52		84.37	4,387
D	BMU	N	BSMT UNFINISHED	908		40.14	36,451
D	USF	L	UPPER STORY FIN	681	1972	119.70	81,518
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	371,850
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$301,200