

Key: 6197

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.355

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SIMILI DAVID M 51 NORTH BEACH AVE BOURNE, MA 02532				30.2-81-0				51 NORTH BEACH AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SIMILI DAVID M				05/14/2014	F	100 (203340)					
SIMILI DAVID M & NANCY A				03/17/2003	F	100 (168591)					
SIMILI DAVID M &				08/16/1993	QS	72,000 (131051)					

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	%
970047	02/03/1997	1	NEW CONSTRUCT	78,000	01/05/1998	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000 9	1.00	100	1.00	294,625	5.02	A	1.00	PGD	1.25	203,800

TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	203,800	180,400			
Infl1	AVG		BUILDING	307,700	275,600			
N_Index	AVG		DETACHED	5,300	5,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>516,800</b>	<b>461,100</b>			

DETACHED

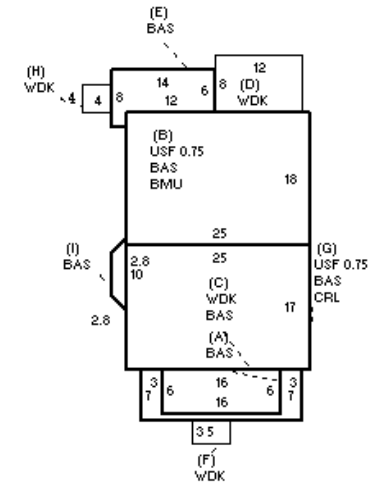
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STU	+	1.10 A	0.75 12X18		216	27.61	4,500
SHF	A	1.00 A	0.75 7X12			0.00	
PTD	A	1.00 A	0.75 16X16		256	4.23	800



BLDG COMMENTS	
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/6/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	8/16/2008	KEO
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,789	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,133	1997	217.83	246,802
B	BMU	N	BSMT UNFINISHED	450		52.23	23,505
+	USF	L	UPPER STORY FIN	656	1997	123.38	80,940
+	WDK	N	WOOD DECK	223		29.39	6,553
G	CRL	N	BSMT CRAWL	425		29.15	12,389
	FIX	O	XTRA FIXTURES	4		2,416.43	9,686

TOTAL RCN	379,854
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$307,700