

Key: 8300

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.458

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS ELIZABETH E & HARRIET M & IRENE BILODEAU 352 FOREST ST NORTH DIGHTON, MA 02764				38.3-335-0				41 KING PHILLIP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMMONS ELIZABETH E & HAR				02/09/2006	F		20726-180				
SIMMONS ELIZABETH E & WIL				02/06/2006	F		20714-50				
SIMMONS JOSEPH F JR & WIL				04/19/1990	F		7134-139				

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	%
11131	03/29/2011	3	ALT/RENO	5,500	04/11/2011		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,610	11	1.00	100	1.00	377,120	2.38	A	1.00	BAV	1.60	279,970

TOTAL	13,591 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	280,000	247,800			
Infl1	AVG		BUILDING	187,600	166,000			
N_Index	AVG		DETACHED	1,200	1,100			
			OTHER	0	0			
		<b>TOTAL</b>		<b>468,800</b>	<b>414,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	F	0.70 30 0.70	18 X 38		684	2.47	1,200



(A) 18  
EPA  
OPA  
10

(B)  
USF 0.50  
BAS  
BMU  
24

28

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/11/2008	MR
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2008	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	180		69.66	12,539
A	EPA	N	ENCLOSED PORCH	180		78.65	14,156
B	BMU	N	BSMT UNFINISHED	672		49.06	32,967
B	BAS	L	BASE AREA	672	1950	219.83	147,729
B	USF	L	UPPER STORY FIN	336	1950	117.27	39,402

TOTAL RCN	246,792
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$187,600