**Key: 9179**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,388

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| POST DAVID R TR<br>WILD HARBOR REALTY TRUST<br>130 BOXWOOD LANE<br>BRIDGEWATER, MA 02324 | 43.1-178-0 | 16 VIRGINIA RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| POST DAVID R TR | 06/16/2015 | QS | 306,500 | (206533) |
| MOREAU ALLEN F & | 01/11/1990 | A | 112,000 | 998-33 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 16285 | 04/19/2016 | 3 | ALT/RENO | 6,750 | 05/22/2018 | TL | 100 | 100 |
| 940377 | 08/11/1994 | 9 | DECK | 2,500 | 05/04/1995 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,400 | 11 1.00 | 100 1.00 | 100 1.00 | 424,260 | 2.13 | A 1.00 | R09 1.80 | | | 320,020 |

| TOTAL | 15,420 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

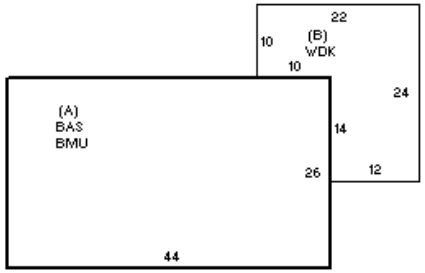
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 320,000 | 259,600 |
| BUILDING | 228,300 | 202,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **548,300** | **461,700** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 8X10 | | | 0.00 | |

PHOTO 01/13/2021




## 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 | 5/22/2018 | TL |
| LIST | 5/22/2018 | EST |
| REVIEW | 5/22/2018 | TL |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 1966 | SIZE ADJ | 1.015 |
| NET AREA | 1,144 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $249 | OVERALL | 0.990 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,144 | | 36.64 | 41,918 |
| A | BAS | L | BASE AREA | 1,144 | 1966 | 192.90 | 220,674 |
| B | WDK | N | WOOD DECK | 388 | | 21.46 | 8,328 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,056.90 | 8,057 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,140.00 | 6,420 |

TOTAL RCN 285,398

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

EFF.YR/AGE 1999 / 23

| | | | |
|---|---|---|---|
| COND | 20 | 20 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |

RCNLD $228,300