Key: 9198

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.406

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIMPSON WAYNE A & MARY JANE SIMPSON TR VAN KLEECK RLTY TR 6 WAINWRIGHT CIRCLE MILLIS, MA 02054-1267	43.1-202-0	10 VIRGINIA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIMPSON WAYNE A & MARY JA	04/20/2011	F	10	(194065)
SIMPSON WAYNE A &		XX		00500-0068

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		11/17/2016	TL	100	100
13360	06/05/2013	3	ALT/RENO	2,500	11/01/2016		100	100
11651	10/21/2011	3	ALT/RENO	4,000	11/01/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,700	11 1.00	100 1.00	100 1.00	424,260	3.55	A 1.00	R09 1.80			301,100

TOTAL	8,712 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

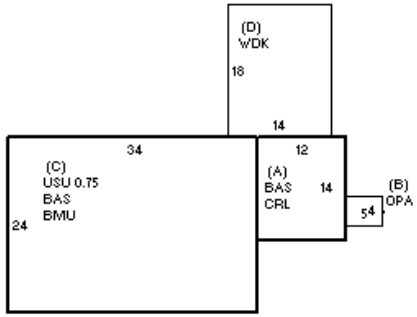
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	301,100	244,300
BUILDING	227,800	201,600
DETACHED	0	0
OTHER	0	0
TOTAL	**528,900**	**445,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/06/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/17/2016	TL
LIST	11/17/2016	TL
REVIEW		

YEAR BLT	1974	SIZE ADJ	1.020
NET AREA	984	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	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	23	SOFTWOOD-W/W	1.00
INT. FINISH	4	WALL BOARD	0.96
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
A	CRL	N	BSMT CRAWL	168		36.69	6,164
+	BAS	L	BASE AREA	984	1974	212.38	208,986
B	OPA	N	OPEN PORCH	20		101.80	2,036
C	BMU	N	BSMT UNFINISHED	816		39.05	31,868
C	USU	N	UPPER STORY UNF	612		49.57	30,337
D	WDK	N	WOOD DECK	252		27.74	6,990
	F21	O	FPL 2S 1OP	1		9,434.40	9,434

TOTAL RCN	295,816

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$227,800