**Key: 9611**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,836

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SMITH THOMAS H &<br>ANNE K SMITH<br>19 HIGHBANK TRAIL<br>PLYMOUTH, MA 02360 | 43.4-74-0 | 15 HILL ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SMITH THOMAS H & | 11/23/1988 | O | 115,000 | 6530-73 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 03758 | 10/20/2003 | 2 | ADDITIONS | 12,000 | 08/25/2004 | JS | 100 | 100 |
| 960152 | 04/30/1996 | 3 | ALT/RENO | 960,152 | 09/22/1997 | JC | 100 | 100 |

## LAND

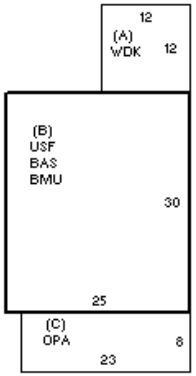
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 5,000 | 11 1.00 | 100 1.00 | 100 1.00 | 707,100 | 5.97 | A 1.00 | BG- 3.00 | | | 484,410 |

| TOTAL | 5,009 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

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

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 484,400 | 428,700 |
| BUILDING | 239,000 | 211,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **723,400** | **640,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 11/15/2023 | SL |
| LIST | 11/15/2023 | EST |
| REVIEW | 11/15/2023 | SL |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.010 |
| NET AREA | 1,500 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $210 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | 1 | PIER | 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 | 2 | SOFTWOOD | 1.02 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| 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 | WDK | N | WOOD DECK | 144 | | 41.51 | 5,977 |
| B | BMU | N | BSMT UNFINISHED | 750 | | 48.35 | 36,263 |
| B | BAS | L | BASE AREA | 750 | 1900 | 216.67 | 162,502 |
| B | USF | L | UPPER STORY FIN | 750 | 1900 | 114.21 | 85,660 |
| C | OPA | N | OPEN PORCH | 184 | | 68.65 | 12,632 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,253.00 | 9,253 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,237.40 | 2,237 |

| TOTAL RCN | 314,525 |
|---|---|

| 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 | | $239,000 |