

Key: 8787

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.966

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BELLO ELAINE F TR ELAINE F BELLO FAMILY TRUST PO BOX 1198 POCASSET, MA 02559				42.0-31-0				70 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELLO ELAINE F TR				11/02/2012	F	1	26820-107				
BELLO ELAINE F ET VIR				10/17/2012	F	1	26771-182				
BELLO ELAINE F TR ELAINE				08/30/2011	F	100	25648-268				

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 %
EXB-21-836	11/15/2021	3	ALT/RENO	31,000			100 100
17995	12/05/2017	15	INSULATE/WEA	11,907			100 100
10126	04/02/2010	3	ALT/RENO	2,600	06/02/2010		100 100
04876	11/26/2004	2	ADDITIONS	22,000	09/20/2006	TL	100 100

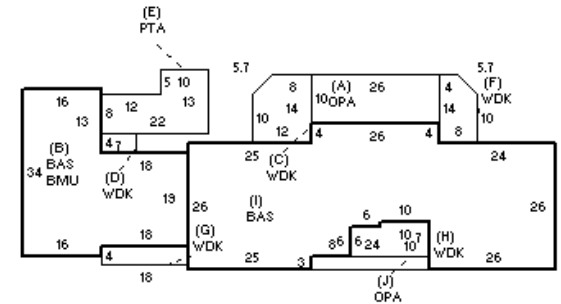
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	1,131,360	1.00	20	0.80	BSP	6.00	1,038,690
300	A	3.382	11	1.00	100	1.00	100	1.00	97,800	1.00	A	1.00	BSP	6.00	330,760

DETAILED

TOTAL	4.300 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E				topo=rocky beach, no access to water and abuts 8 hses on Beacon Point			
Infl1	AVG	LAND				1,369,500	1,211,500		
N_Index	AVG	BUILDING				594,100	608,100		
		DETACHED				11,500	13,700		
		OTHER				0	0		
		TOTAL				1,975,100	1,833,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	G	1.20	50 0.50		528	43.60	11,500	12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2006	TL
MODEL	1		RESIDENTIAL	LIST	2/22/2005	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/9/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715.830
NET AREA	2,762	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	366		73.15	26,774		
\$NLA(RCN)	\$259	OVERALL	1.130	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	886		45.33	40,159		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	886	2004	204.40	181,096		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	436		26.55	11,576		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	E	PTA	N	PATIO	226		16.90	3,820		
				INT. FINISH	2	DRYWALL	1.00	I	BAS	L	BASE AREA	1,876	1950	204.40	383,449		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	CRL	N	BSMT CRAWL	1,814			20.57	37,312		
				FUEL SOURCE	1	OIL	1.00	F12	O	FPL 1S 2OP	1			10,466.10	10,466		
				USE	0		1.00	FIX	O	XTRA FIXTURES	8			2,647.13	21,177		

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83

RCNLD	\$594,100
-------	-----------