Key: 9123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,331

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUTHER WILLIAM & TRACY LUTHER 271 CONCORD RD BEDFORD, MA 01730	43.1-120-0	157 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUTHER WILLIAM &	11/30/2022	QS	875,000	(231686)
CHEYNE DANA G &	06/29/1983	QS	105,000	(92445)

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	%
19301	04/18/2019	3	ALT/RENO		06/25/2019	TL	100	100
02606	09/09/2002	2	ADDITIONS	5,000	02/10/2003	TL	100	100

LAND

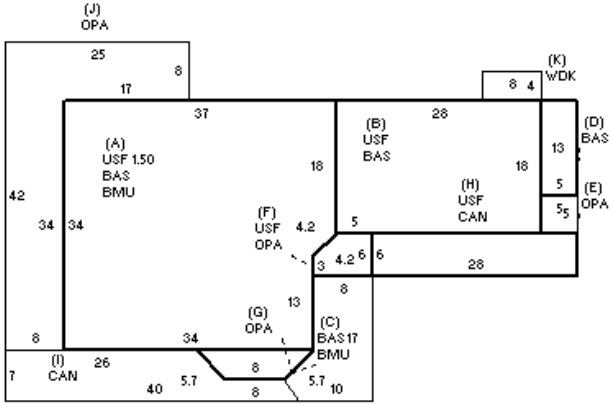
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	11 1.00	100 1.00	100 1.00	424,260	1.10	A 1.00	R09 1.80			375,390

TOTAL	34,979 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	375,400	304,500
BUILDING	476,600	421,700
DETACHED	0	0
OTHER	0	0
TOTAL	**852,000**	**726,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/25/2019

BLDG COMMENTS

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	6/25/2019	TL
LIST	6/25/2019	TL
REVIEW		

YEAR BLT	1900	SIZE ADJ	0.985
NET AREA	4,371	DETAIL ADJ	1.000
$NLA(RCN)	$151	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	11	1.00
BEDROOMS	6	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	1	PLASTER	1.00
HEATING/COOLING	14	PARTIAL HEAT	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,263		32.41	40,935
+	USF	L	UPPER STORY FIN	2,539	1900	87.90	223,180
+	BAS	L	BASE AREA	1,832	1900	179.69	329,197
+	OPA	N	OPEN PORCH	694		59.71	41,437
H	CAN	N	CANOPY	168		11.98	2,012
I	CAN	N	CANOPY	229		11.04	2,529
K	WDK	N	WOOD DECK	32		64.30	2,058
	F23	O	FPL 2S 3OP	1		9,762.00	9,762
	FIX	O	XTRA FIXTURES	5		2,160.58	10,803

TOTAL RCN	661,913

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

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$476,600