Key: 9127

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,335

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORANSON WILLIAM R PO BOX 1163 POCASSET, MA 02559-1163	43.1-124-0	139 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORANSON WILLIAM R	10/24/2008	F		(50658)
GORANSON WILLIAM R &	02/26/1971	QS		(50658)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,050	11 1.00	100 1.00	100 1.00	424,260	1.86	A 1.00	R09 1.80			327,500

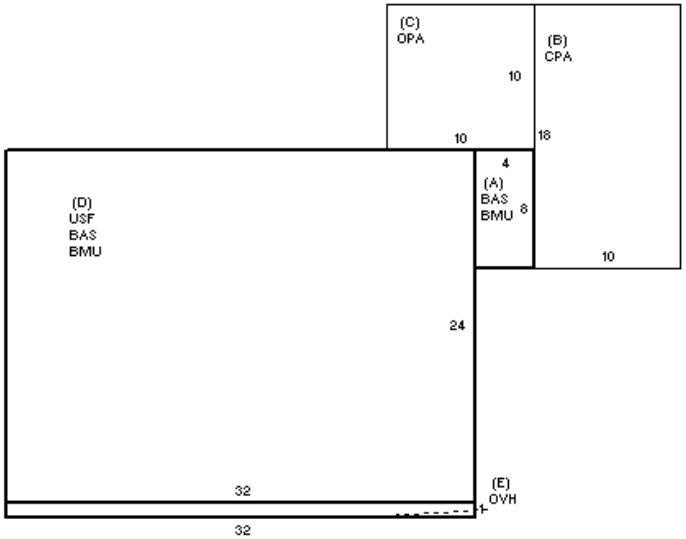
TOTAL	18,034 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	owns lot- map 43.1; parcel 123		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	327,500	265,700
BUILDING	238,100	217,700
DETACHED	0	0
OTHER	0	0
TOTAL	**565,600**	**483,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 08/15/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2023	SL
LIST	8/15/2023	SL
REVIEW	10/10/2023	TL

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,600	DETAIL ADJ	1.000
$NLA(RCN)	$193	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	800		47.42	37,937
+	BAS	L	BASE AREA	800	1977	212.50	170,002
B	CPA	N	CAR PORT	180		10.22	1,840
C	OPA	N	OPEN PORCH	100		74.04	7,404
D	USF	L	UPPER STORY FIN	768	1977	112.02	86,029
E	OVH	L	OVERHANG	32	1977	186.56	5,970

TOTAL RCN	309,181

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		$238,100