Key: 9131

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,339

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOOD THOMAS S & KAREN SOREM TR KAREN SOREM WOOD 2016 TRUST 115 BELLAVISTA DR POCASSET, MA 02559-2017	43.1-128-0	115 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOOD THOMAS S & KAREN SOR	06/15/2017	F		(213214)
WOOD THOMAS S &	07/06/1992	QS	133,500	(127171)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

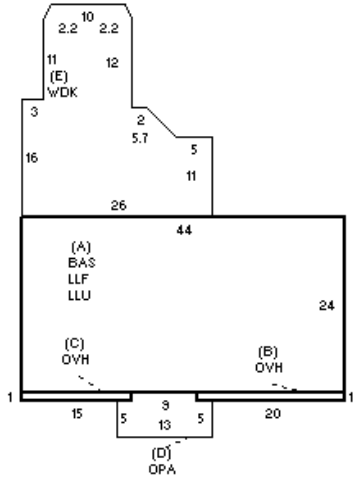
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-21-305	04/26/2021	3	ALT/RENO	1,000	06/03/2021		100	100
EXB-21-211	03/24/2021	15	INSULATE/WEA	2,000			100	100
08659	11/26/2008	3	ALT/RENO		01/31/2011		100	100
08607	11/04/2008	3	ALT/RENO		01/31/2011		100	100
04680	09/07/2004	6	FENCE	750	10/22/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,500	11 1.00	100 1.00	100 1.00	424,260	2.39	A 1.00	R09 1.80			314,660

TOTAL	13,504 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	314,700	255,300
BUILDING	471,500	417,400
DETACHED	44,000	41,900
OTHER	0	0
TOTAL	**830,200**	**714,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	V 1.30	10 0.90	28 X 28		784	57.98	40,900
SHF	A 1.00	A 0.75	8 X 10			0.00	
HTB	G 1.20	10 0.90			1	3,391.56	3,100

PHOTO 05/04/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/23/2017	KT
LIST	8/23/2017	EST
REVIEW	6/3/2021	TL

YEAR BLT	1975	SIZE ADJ	1.005
NET AREA	2,147	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,056		47.38	50,034
A	LLF	L	LOWER LEVEL FIN	1,056	1975	80.64	85,151
A	BAS	L	BASE AREA	1,056	1975	283.89	299,788
+	OVH	L	OVERHANG	35	1975	267.84	9,375
D	OPA	N	OPEN PORCH	74		113.33	8,387
E	WDK	N	WOOD DECK	531		31.59	16,773
	F12	O	FPL 1S 2OP	2		12,451.25	24,903
	FIX	O	XTRA FIXTURES	4		3,149.23	12,597

TOTAL RCN	507,007

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

EFF.YR/AGE	2012 / 10	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$471,500