Key: 9153

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,362

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUIMOND NANCY E TR NANCY E GUIMOND 2011 REV LIVING TRUST 160 BELLAVISTA DR POCASSET, MA 02559-2017	43.1-150-0	160 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUIMOND NANCY E TR NANCY	10/21/2011	F	100	(195477)
GUIMOND NANCY E	09/26/2011	F	100	(195263)
GUIMOND NANCY E TR 06 TR	03/15/2006	F	1	(179483)

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-23-475	07/31/2023	15	INSULATE/WEA	2,844			100	100
15180	04/03/2015	15	INSULATE/WEA	2,772			100	100
03823	11/10/2003	2	ADDITIONS	5,000	08/17/2005	TL	100	100

LAND

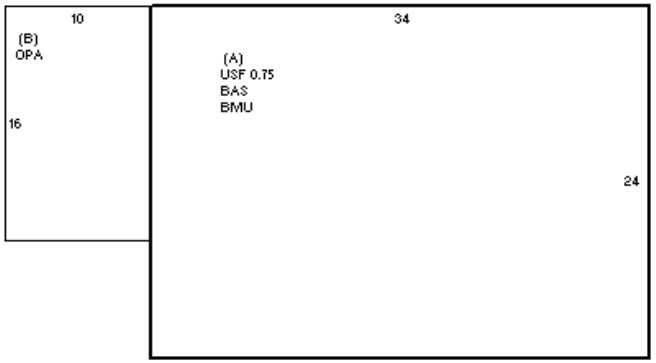
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,250	11 1.00	100 1.00	100 1.00	424,260	2.28	A 1.00	R09 1.80			316,770

TOTAL	14,244 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	316,800	257,000
BUILDING	228,700	197,100
DETACHED	0	0
OTHER	0	0
TOTAL	**545,500**	**454,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 08/17/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2023	SL
LIST	8/17/2023	SL
REVIEW	10/11/2023	TL

YEAR BLT	1968	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	5	OTHER	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
A	BMU	N	BSMT UNFINISHED	816		39.60	32,315
A	BAS	L	BASE AREA	816	1968	215.37	175,740
A	USF	L	UPPER STORY FIN	612	1968	118.09	72,271
B	OPA	N	OPEN PORCH	160		70.98	11,357
	FIX	O	XTRA FIXTURES	4		2,312.75	9,251

TOTAL RCN 300,935

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 $228,700