Key: 9164

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,373

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLAIRE ROBERT F ETUX DIANE ALLAIRE 71 STRASSER AVE WESTWOOD, MA 02090-2023	43.1-161-0	116 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLAIRE ROBERT F ETUX	07/26/2007	QS	400,000	(183725)
FLAHERTY RITA E TR OF ERN	03/16/1994	F	1	(133224)

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-20-502	12/07/2020	15	INSULATE/WEA	10,800			100	100
01207	04/30/2001	2	ADDITIONS	46,000	11/01/2001	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	13,240	11 1.00	100 1.00	100 1.00	424,260	2.43	A 1.00	R09 1.80			313,920

TOTAL	13,242 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

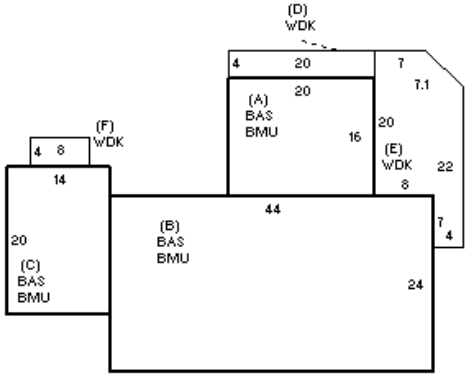
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	313,900	254,700
BUILDING	295,100	270,600
DETACHED	0	0
OTHER	0	0
TOTAL	**609,000**	**525,300**

DETACHED

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

PHOTO 08/15/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2023	SL
LIST	8/15/2023	EST
REVIEW	10/11/2023	TL

YEAR BLT	1976	SIZE ADJ	1.010
NET AREA	1,656	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	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	4	VINYL	1.00
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	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	1,656		29.05	48,107
+	BAS	L	BASE AREA	1,376	1976	176.89	243,403
C	BAS	L	BASE AREA	280	2001	176.89	49,530
+	WDK	N	WOOD DECK	368		20.93	7,700
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	4		2,086.28	8,345
	MST	O	MAS/METAL STACK	1		3,910.00	3,910

TOTAL RCN 368,850

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $295,100