Key: 9167

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,376

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLANCY SHERRY A & MARIANO HARO & FAITH EASTER TRS 50% 76 EVERETT ST NATICK, MA 01760	43.1-164-0	134 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLANCY SHERRY A & MARIANO	12/22/2020	F	1	(224855)
HARO MARIANO X &	12/22/2020	F	1	(224855)
CLANCY SHERRY A ETVIR	05/22/2015	QS	360,000	(206300)

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	12,040	11 1.00	100 1.00	100 1.00	424,260	2.65	A 1.00	R09 1.80			310,530

TOTAL	12,023 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

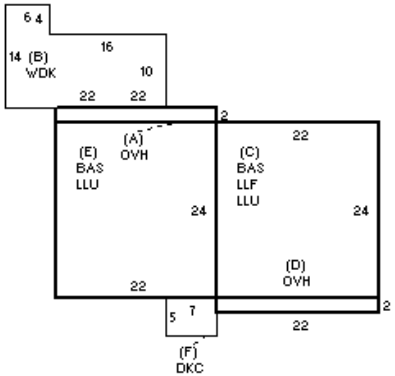
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	310,500	251,900
BUILDING	264,500	232,400
DETACHED	0	0
OTHER	0	0
TOTAL	**575,000**	**484,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

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

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,672	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OVH	L	OVERHANG	88	1983	199.38	17,545
B	WDK	N	WOOD DECK	244		28.51	6,957
+	LLU	N	LOWER LEVEL UNF	1,056		35.27	37,247
C	LLF	L	LOWER LEVEL FIN	528	1983	67.93	35,867
+	BAS	L	BASE AREA	1,056	1983	211.34	223,170
F	DKC	N	DECK-COMPOSITE	35		69.14	2,420
	F11	O	FPL 1S 1OP	1		8,827.00	8,827
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN 339,066

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $264,500