Key: 9176

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,385

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NENDZA KRISTEN C &	43.1-175-0	34 BELLAVISTA DR
RICHARD J NENDZA		
7 BUTTERFIELD LANE		
MEDFIELD, MA 02052		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NENDZA KRISTEN C &	11/04/2022	QS	835,000	(231469)
LUTHER WILLIAM &	09/17/1999	P	58,000	(154811)
BROWN KENT M	03/17/1989	F	100	(117039)

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

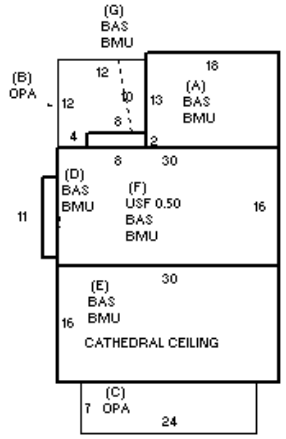
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12030	01/12/2012	3	ALT/RENO	2,000	06/13/2013		100	100
990534	09/09/1999	1	NEW CONSTRUC	98,000	10/04/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,800	11 1.00	100 1.00	100 1.00	424,260	2.92	A 1.00	R09 1.80			307,020

TOTAL	10,803 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	307,000	249,100
BUILDING	355,000	282,500
DETACHED	0	0
OTHER	0	0
TOTAL	**662,000**	**531,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 03/21/2023

BLDG COMMENTS

BUILDING

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

MEASURE	3/21/2023	RP
LIST	3/21/2023	EST
REVIEW	3/21/2023	RP

YEAR BLT	1999	SIZE ADJ	1.015
NET AREA	1,472	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,232		38.13	46,979
+	BAS	L	BASE AREA	1,232	1999	224.38	276,440
+	OPA	N	OPEN PORCH	296		70.25	20,793
F	USF	L	UPPER STORY FIN	240	1999	131.34	31,522
	FIX	O	XTRA FIXTURES	4		2,541.85	10,167

TOTAL RCN	385,901

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

EFF.YR/AGE	2011 / 11		
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$355,000		