Key: 9199

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.407

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURA ALICE M **247 WASHINGTON STREET** **UNIT 18** **WINCHESTER, MA 01890**	**43.1-203-0**	**35 BELLAVISTA DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURA ALICE M	07/23/2014	T	430,000	(203991)
CARTWRIGHT WILBUR L & OLG	09/01/2010	F	10	(192334)
CARTWRIGHT WILBUR L &	10/26/1972	QS	8,800	(56571)

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

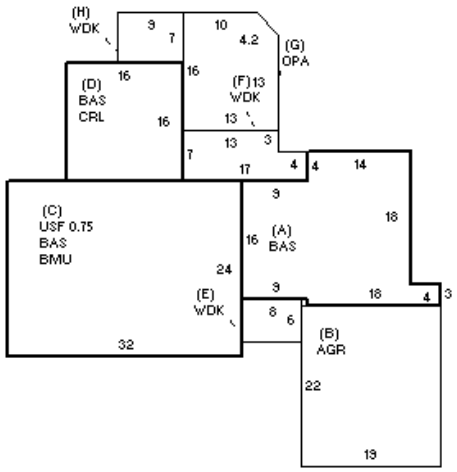
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-508	08/08/2023	3	ALT/RENO	11,000			100	100
EXB-22-807	12/02/2022	3	ALT/RENO	24,690			100	100
EXB-22-541	08/24/2022	3	ALT/RENO	7,500	03/23/2023	SL	100	100
151056	11/16/2015	15	INSULATE/WEA	5,334	10/27/2016		100	100
01474	08/03/2001	3	ALT/RENO	7,600	09/11/2002	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	18,000	11 1.00	100 1.00	100 1.00	424,260	1.87	A 1.00	R09 1.80			327,360

TOTAL	17,990 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	327,400	265,600
BUILDING	391,100	339,200
DETACHED	300	0
OTHER	0	0
TOTAL	**718,800**	**604,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	50 0.50	12 X 12		144	4.70	300
SHF	A 1.00	50 0.50	8 X 8			0.00	
SHF	A 1.00	10 0.90	6 X 8			0.00	

PHOTO 03/22/2023

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	3/23/2023	SL
LIST	3/23/2023	EST
REVIEW	3/23/2023	TL

YEAR BLT	1974	SIZE ADJ	1.005
NET AREA	2,050	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,218	1974	197.28	240,284
B	AGR	N	ATT GARAGE	418		66.46	27,781
C	BMU	N	BSMT UNFINISHED	768		49.50	38,016
C	USF	L	UPPER STORY FIN	576	1974	118.32	68,155
D	CRL	N	BSMT CRAWL	256		36.84	9,431
D	BAS	L	BASE AREA	256	1974	197.28	50,503
+	WDK	N	WOOD DECK	218		27.85	6,071
G	OPA	N	OPEN PORCH	204		63.29	12,911
	BMF	N	BSMT FINISH	432		47.12	20,354
	F21	O	FPL 2S 1OP	1		9,472.80	9,473
	FIX	O	XTRA FIXTURES	9		2,290.02	20,610
	MST	O	MAS/METAL STACK	1		4,291.70	4,292

TOTAL RCN	507,879

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$391,100		