Key: 9200

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.408

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURA ALICE M 247 WASHINGTON ST UNIT 18 WINCHESTER, MA 01890-2121	43.1-204-0	33 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURA ALICE M	04/18/2006	F	100	(179799)
CURA PETER J &	03/10/2000	QS	158,000	(156854)
PALISE ADELE R	12/21/1999	F	1	(155986)

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

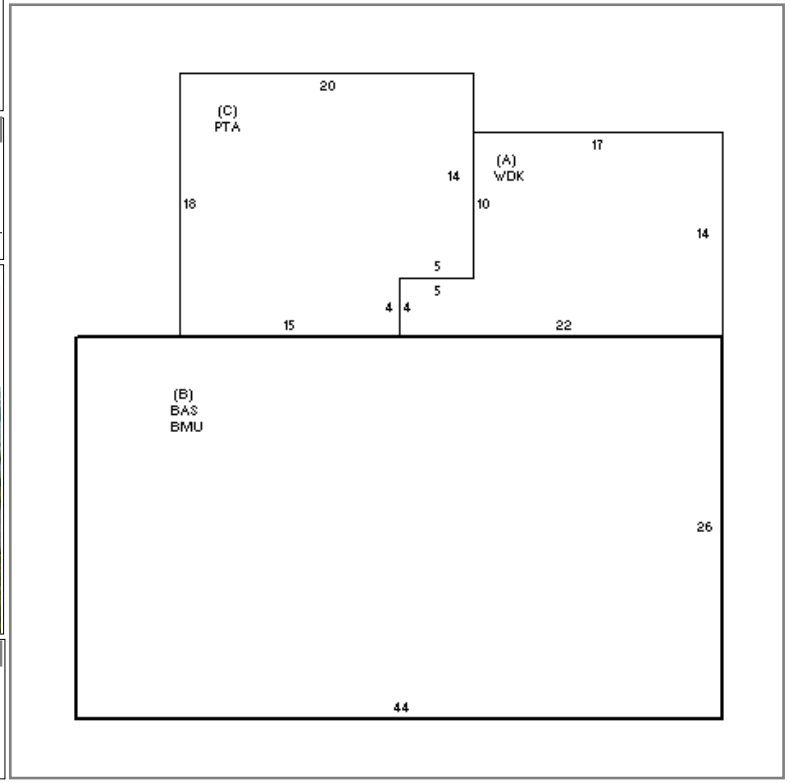
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05294	05/12/2005	3	ALT/RENO	3,400	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,600	11 1.00	100 1.00	100 1.00	424,260	2.38	A 1.00	R09 1.80			314,940

TOTAL	13,591 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	314,900	255,500
BUILDING	240,800	203,600
DETACHED	0	0
OTHER	0	0
TOTAL	**555,700**	**459,100**



DETACHED

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

PHOTO 08/09/2023

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	8/9/2023	SL
LIST	8/9/2023	EST
REVIEW	8/9/2023	SL

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$273	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	42	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	3	W/W CARPET	1.00
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
A	WDK	N	WOOD DECK	258		26.29	6,782
B	BMU	N	BSMT UNFINISHED	1,144		37.01	42,342
B	BAS	L	BASE AREA	1,144	1972	194.85	222,903
C	PTA	N	PATIO	340		13.80	4,692
	BMF	N	BSMT FINISH	480		44.47	21,347
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485

TOTAL RCN	312,689
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		$240,800