Key: 9210

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,418

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAGOON DENNIS & ELLEN TRS MAGOON FAMILY LIV TRUST 37 OLD BARN PATH MARSHFIELD, MA 02050	43.1-214-0	100 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAGOON DENNIS & ELLEN TRS	01/03/2022	F	1	(228773)
MAGOON DENNIS &	10/01/1998	QS	235,000	(150329)

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

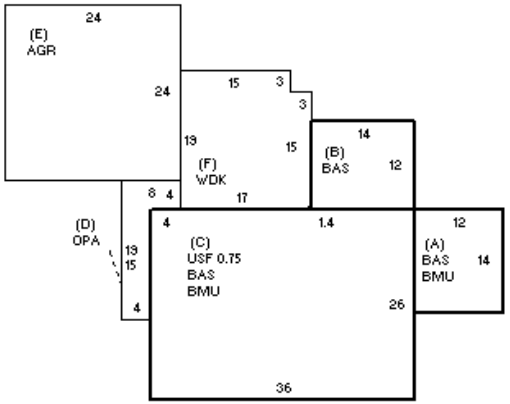
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,100	11 1.00	100 1.00	100 1.00	424,260	2.30	A 1.00	R09 1.80			316,350

TOTAL	14,113 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	316,400	256,700
BUILDING	382,100	342,500
DETACHED	0	0
OTHER	0	0
TOTAL	**698,500**	**599,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/17/2011

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	8/3/2023	RP
LIST	8/3/2023	EST
REVIEW	8/3/2023	RP

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,974	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,104		42.92	47,389
+	BAS	L	BASE AREA	1,272	1981	221.28	281,473
C	USF	L	UPPER STORY FIN	702	1981	128.00	89,853
D	OPA	N	OPEN PORCH	92		84.60	7,783
E	AGR	N	ATT GARAGE	576		72.75	41,907
F	WDK	N	WOOD DECK	333		25.14	8,373
	F11	O	FPL 1S 1OP	1		9,438.40	9,438
	FIX	O	XTRA FIXTURES	4		2,506.75	10,027

TOTAL RCN	496,244

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			$382,100