Key: 9224

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,433

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURA ANGELINA M & MARY L CURA 79 GRAFTON ST ARLINGTON, MA 02474	43.1-228-0	40 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURA ANGELINA M &	04/17/2002	A	100	(164908)
CURA ANGELINA	04/17/2002	N		(33372)
CURA JEROME J &	08/21/1964	XX		(33372)

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-23-800	11/21/2023	3	ALT/RENO	11,020			100	100
910237	05/28/1991	4	DETACH.STRUC	950	02/01/1992	HS	100	100

LAND

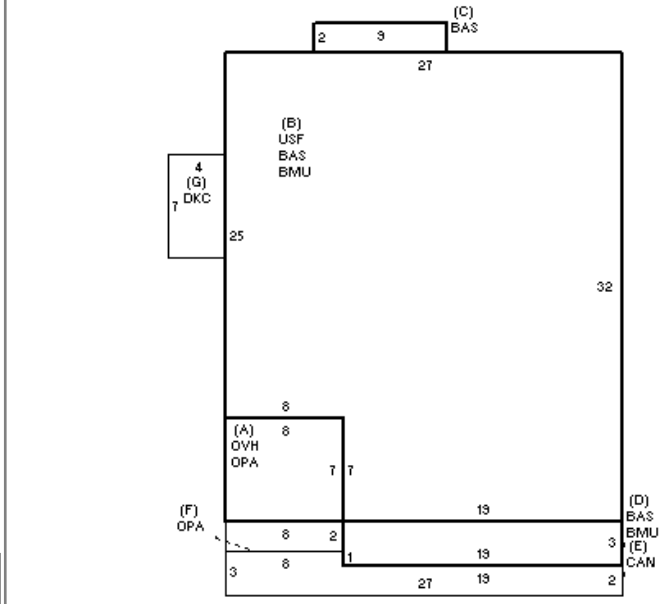
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	11 1.00	100 1.00	100 1.00	424,260	3.25	A 1.00	R09 1.80			303,640

TOTAL	9,583 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	303,600	246,300
BUILDING	262,900	217,700
DETACHED	0	0
OTHER	0	0
TOTAL	**566,500**	**464,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6 X 12			0.00	

PHOTO 08/09/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [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	9/28/2023	TL

YEAR BLT	1966	SIZE ADJ	1.010
NET AREA	1,747	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	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
+	OPA	N	OPEN PORCH	72		82.82	5,963
A	OVH	L	OVERHANG	56	1966	195.72	10,961
+	BMU	N	BSMT UNFINISHED	865		39.41	34,087
B	USF	L	UPPER STORY FIN	808	1966	116.34	94,000
+	BAS	L	BASE AREA	883	1966	214.31	189,234
E	CAN	N	CANOPY	62		14.22	882
G	DKC	N	DECK-COMPOSITE	28		67.85	1,900
	FIX	O	XTRA FIXTURES	2		2,301.35	4,603
	MST	O	MAS/METAL STACK	1		4,313.10	4,313

TOTAL RCN	345,943

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$262,900