

Key: 9229

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.437

LEG  
AL  
LAND

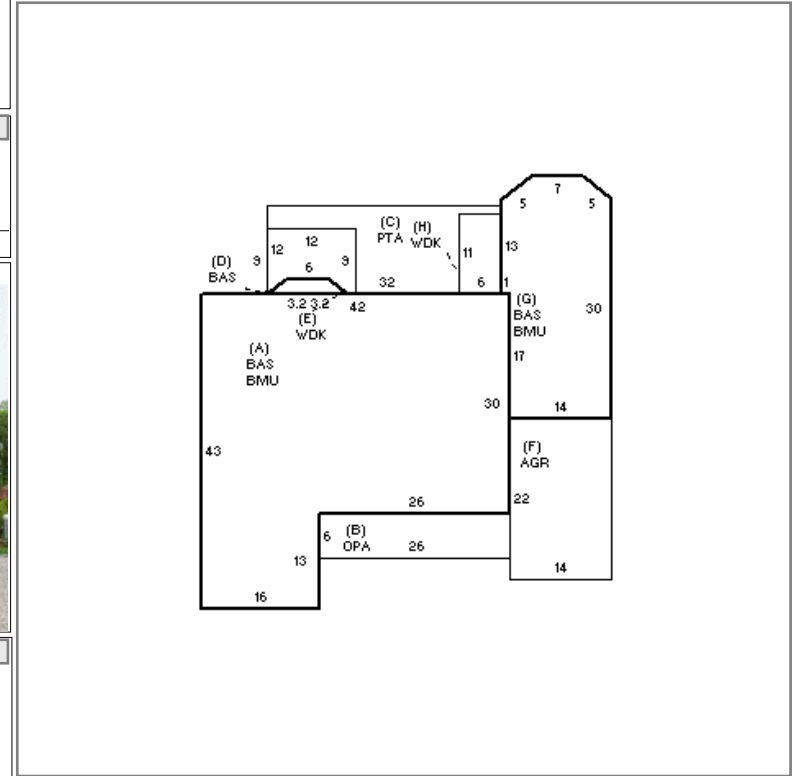
CURRENT OWNER				PARCEL ID				LOCATION							
BENGER WILLIAM & LORI BENGER 27 WILDWOOD DR WESTWOOD, MA 02090				43.1-233-0				41 BELLAVISTA DR							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
BENGER WILLIAM & CUSICK MARY E TR OF ANDERSON MARY LOU &				08/18/2021	QS	880,000	(227279)								
				12/21/2006	A	300,000	(181919)								
				09/27/2005	F	1	(178047)								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	9,104	11	1.00	100	1.00	100	1.00	518,540	3.41	A	1.00	BA- 2.20		369,400

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	%
08349	07/07/2008	2	ADDITIONS	150,000	09/24/2009	TL	100	100
03249	04/30/2003	3	ALT/RENO		06/22/2004	TL	100	100
01170	04/10/2001	3	ALT/RENO	8,617	02/21/2003	TL	100	100

DE  
T  
A  
C  
H  
E  
D

TOTAL	9,104 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	369,400	326,900			
Infl1	AVG		BUILDING	596,300	527,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	965,700	854,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	A	1.00	A 0.75 8 X 10			0.00	



B  
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G

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/15/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,951	DETAIL ADJ	1.000
\$NLA(RCN)	\$306	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	12	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,934		34.26	66,261
EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	156		75.52	11,781
ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	384		15.71	6,033
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,485	1970	204.65	303,900
FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	157		40.41	6,345
INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	308		80.64	24,839
HEATING/COOLING	11	HT WATER CL AIR	1.05	G	BAS	L	BASE AREA	466	2008	204.65	95,365
FUEL SOURCE	2	GAS	1.00	BGF	N	BSMT GOOD FINIS		1,054		51.56	54,346
USE	0		1.00	F13	O	FPL 1S 3OP		1		10,191.00	10,191
				FIX	O	XTRA FIXTURES		7		2,460.59	17,224

TOTAL RCN	596,285
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$596,300