Key: 9243

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.458

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOUVEIA NOE F & JANET C TR GOUVEIA REALTY TR 3 WINDSONG CIRCLE POCASSET, MA 02559-2100	43.1-253-0	3 WINDSONG CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOUVEIA NOE F & JANET C T	05/22/1992	QS	127,500	(150662)
AYALA ENRIQUE R & SHARON	07/21/1988	QS	143,500	N/A-N/A

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	%
18825	09/26/2018	3	ALT/RENO	6,575			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,305	11 1.00	100 1.00	100 1.00	271,055	1.41	A 1.00	R08 1.15			222,340

TOTAL	25,308 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

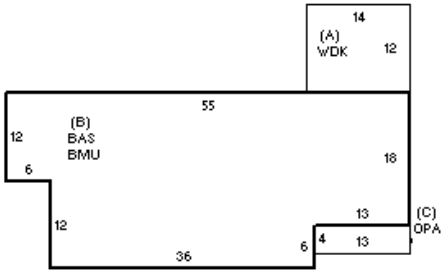
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	222,300	188,200
BUILDING	254,200	225,000
DETACHED	16,700	16,000
OTHER	0	0
TOTAL	**493,200**	**429,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	G 0.80	24X24		576	36.34	16,700

PHOTO 09/03/2008



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	9/3/2008	MR
LIST	9/3/2008	EST
REVIEW	10/12/2018	TL

YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,170	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	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	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	168		36.92	6,203
B	BMU	N	BSMT UNFINISHED	1,170		38.49	45,036
B	BAS	L	BASE AREA	1,170	1984	202.64	237,088
C	OPA	N	OPEN PORCH	52		80.90	4,207
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	4		2,247.90	8,992

TOTAL RCN 309,989

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $254,200