

Key: 9334

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.550

LEGAL

LAND

DETACHED

BUILDING

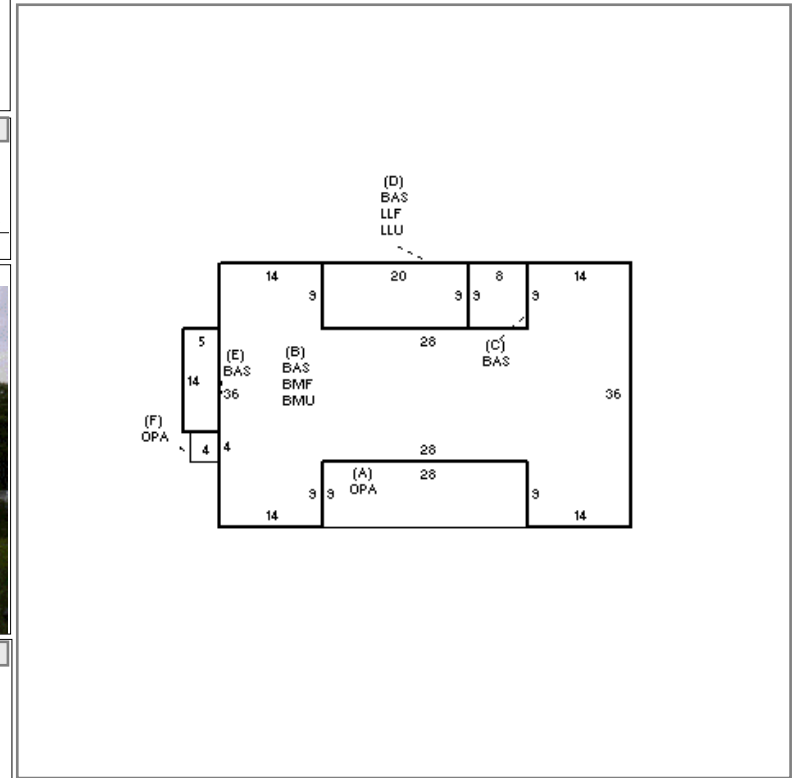
CURRENT OWNER					PARCEL ID				LOCATION					
ARMS MARCY S ETUX TODD S ARMS 57 BELLAVISTA DR POCASSET, MA 02559					43.3-29-0				156 CIRCUIT AVE					
					TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
					ARMS MARCY S ETUX BRENNAN JANICE LEE TR OF				04/21/2010	QS	780,000		(191197)	
				05/22/1987	XX			(111118)						

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-22-15	01/06/2022	14	SOLAR	41,124			100	100
SR-20-20	08/12/2020	4	DETACH. STRUC	8,000	07/27/2017	BC	100	100
141026	12/01/2014	2	ADDITIONS	82,500			100	100
12734	10/15/2012	3	ALT/RENO	17,100	03/27/2013	BC	100	100
10240	05/12/2010	3	ALT/RENO	12,000	11/29/2010	BC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,300	11	1.00	100	1.00	100	1.00	942,800	1.41	A	1.00	HCE	4.00			773,300

TOTAL	25,308 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E  Very good waterview - across the street from beach area, boat ramp; driveway entrance on Bellavista as well.	LAND	773,300	769,900			
Infl1	AVG		BUILDING	421,200	341,200			
N_Index	AVG		DETACHED	19,900	15,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,214,400</b>	<b>1,126,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGB	A	1.00	10 0.90	21 X 21	441	43.61	17,300
PTD	A	1.00	50 0.50	10 X 10	100	5.41	300
PTD	A	1.00	50 0.50	10 X 16	160	4.47	400
PTD	A	1.00	50 0.50	8 X 8	64	6.11	200
SHF	A	1.00	10 0.90	8 X 14	2020	16.42	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2017	BC
MODEL	1		RESIDENTIAL	LIST	7/27/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/3/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,014	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	268		61.48	16,477
\$NLA(RCN)	\$249	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,512		33.37	50,462
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH		31.77	48,032
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,764	1950	185.03	326,397	
ROOMS	5	1.00	FLOOR COVER	6	TILE	1.02	D	LLU	N	LOWER LEVEL UNF	180		43.09	7,757	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	D	LLF	L	LOWER LEVEL FIN	180	2015	73.34	13,201	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	E	BAS	L	BASE AREA	70	2015	185.03	12,952	
FIXTURES	13	1.00	FUEL SOURCE	2	GAS	1.00	F	F11	O	FPL 1S 1OP	1		8,376.40	8,376	
GARAGE CAPACITY	0	1.00	USE	0		1.00		FIX	O	XTRA FIXTURES	8		2,224.81	17,799	
% BSMT FINISH	0	1.00													
# OF HALF BATHS	2	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	501,453
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$421,200