

Key: 10735

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.008

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|------------|----------------|------------|--------------|--|
| BELLIVEAU BRIAN F & LINDA TRS BELLIVEAU LIVING TRUST PO BOX 542 CATAUMET, MA 02534 | | 51.0-23-0 | 1195 COUNTY RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| BELLIVEAU BRIAN F & LINDA | | 07/09/2018 | N | 225,000 | 31392-86 | |
| FLYNN DONNA J TR OF | | 12/29/1997 | QS | 47,000 | 11140-31 | |

| 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 % |
| B-20-315 | 01/28/2021 | 1 | NEW CONSTRUC | 475,000 | 12/09/2022 | TL | 100 100 |
| 18553 | 06/27/2018 | 1 | NEW CONSTRUC | 360,000 | 06/15/2020 | RP | 100 100 |

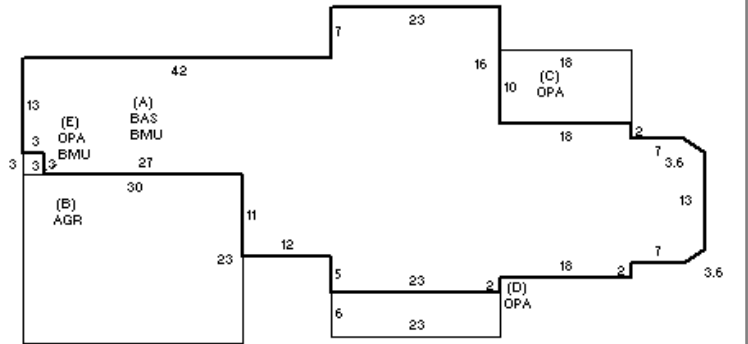
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 223,915 | 1.00 | A | 1.00 | R03 | 0.95 | | 205,570 |
| 300 | A | 0.282 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 15,485 | 1.00 | A | 1.00 | R03 | 0.95 | | 4,370 |

DETACHED

| | | | | | | | | |
|---------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 1.200 Acres | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CATAUMET | NOTE | | | LAND | 209,900 | 185,800 | |
| Infl1 | AVG | | BUILDING | 706,600 | 285,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 916,500 | 471,000 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 12/09/2022 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/24/2022 | RP |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/23/2023 | SL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 10/23/2023 | SL |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

LAND

| YEAR BLT | 2021 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 706.636 |
|-----------------|-------|------------|-------|------------|-----------------|----------------|-----------------|------|-----|-----|-----------------|---------------|------|-----------|---------|------------|------------|
| NET AREA | 2,234 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,243 | | 37.17 | 83,363 | | |
| \$NLA(RCN) | \$316 | OVERALL | 1.170 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 2,234 | 2021 | 222.29 | 496,607 | | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | | 75.19 | 51,884 | | |
| STORIES | 1 | 1.00 | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | OPA | N | OPEN PORCH | | 76.12 | 24,892 | | |
| ROOMS | 7 | 1.00 | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | BMG | O | BSMT GARAGE | 1 | 9,219.60 | 9,220 | | |
| BEDROOMS | 3 | 1.00 | | | INT. FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | 10,370.80 | 10,371 | | |
| BATHROOMS | 3 | 1.00 | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | FIX | O | XTRA FIXTURES | 11 | 2,754.55 | 30,300 | | |
| BATHS | 3 | 1.00 | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | |
| FIXTURES | 16 | 1.00 | | | USE | 0 | | 1.00 | | | | | | | | | |
| GARAGE CAPACITY | 3 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF HALF BATHS | 1 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2021 / 1 |
| | | | | | | | | | | | | | | | | COND | 1 1 % |
| | | | | | | | | | | | | | | | | FUNC | 0 uc |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 0 % GD 100 |
| | | | | | | | | | | | | | | | | RCNLD | \$706,600 |