Key: 9121

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,329

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DORIS KATHLEEN P TRS KATHLEEN P DORIS TRUST 2004 PO BOX 94 POCASSET, MA 02559	43.1-117-0	171 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DORIS KATHLEEN P TRS	07/07/2022	F	1	(230449)
DORIS KATHLEEN	08/27/1999	P	70,000	(154506)
CLANCY NANCY		XX		00528-0040

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	%
06414	07/05/2006	2	ADDITIONS	100,000	01/08/2008	TL	100	100
200088	03/02/2000	1	NEW CONSTRUC	200,000	12/14/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,280	11 1.00	100 1.00	100 1.00	424,260	1.93	A 1.00	R09 1.80			325,330

TOTAL	17,293 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

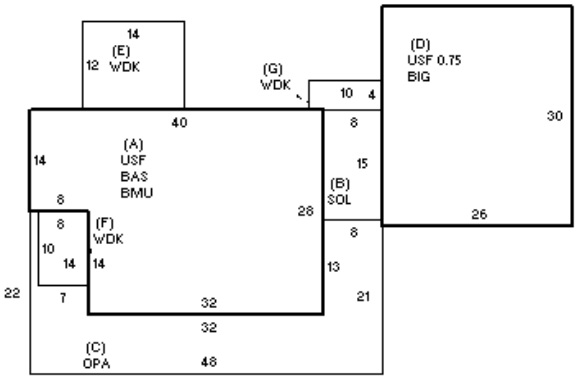
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	325,300	263,900
BUILDING	496,600	398,300
DETACHED	0	0
OTHER	0	0
TOTAL	**821,900**	**662,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2023



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	8/17/2023	SL
LIST	8/17/2023	EST
REVIEW	10/11/2023	TL

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,601	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		39.02	39,330
A	BAS	L	BASE AREA	1,008	2000	205.40	207,047
A	USF	L	UPPER STORY FIN	1,008	2000	111.25	112,136
B	SOL	N	SOLARIUM	120		109.89	13,187
C	OPA	N	OPEN PORCH	600		62.97	37,783
D	BIG	N	BUILT-IN GARAGE	780		78.91	61,551
D	USF	L	UPPER STORY FIN	585	2006	111.25	65,079
+	WDK	N	WOOD DECK	278		27.71	7,704
	FIX	O	XTRA FIXTURES	9		2,278.62	20,508

TOTAL RCN 564,323

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

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $496,600