

Key: 9122

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.330

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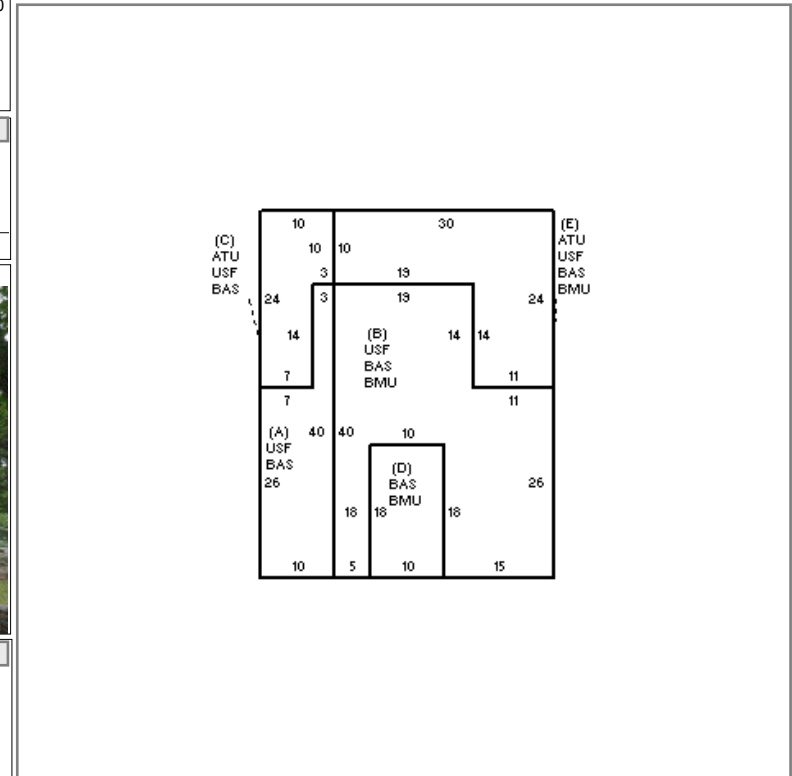
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN FAMILY ASSOCIATES LLP PO BOX 520 N FALMOUTH, MA 02556				43.1-119-0				163 BELLAVISTA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN FAMILY ASSOCIATES LL				03/19/2004	F	100	NA-NA				
RYAN MORGAN T &				10/09/1990	XX		996-97				

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 %
11604	10/06/2011	3	ALT/RENO	5,260	12/09/2011		100 100
11095	03/17/2011	3	ALT/RENO	8,450	04/08/2011		100 100
950502	10/06/1995	3	ALT/RENO	9,500	07/18/1996	JC	100 100
900620	11/16/1990	4	DETACH.STRUC	5,000	11/15/1991	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	1.00	R09	1.80	389,510
300	A	0.352	11	1.00	100	1.00	100	1.00	1.00	R09	1.80	10,330

TOTAL	1.270 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	399,800	324,400
Infl1	AVG					BUILDING	543,800	457,100
N_Index	AVG					DETACHED	24,900	30,000
						OTHER	0	0
						TOTAL	968,500	811,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 10		100	16.90	800
IPG	A	1.00	50 0.50 20 X 40		800	25.73	10,300
GUL	A	1.00	50 0.50 24 X 28		672	33.80	11,400
PDK	A	1.00	50 0.50 10 X 40		400	12.20	2,400



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/17/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	10/11/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1895	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	824,014		
NET AREA	3,820	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,000	1895	220.93	441,869	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,820	1895	129.69	236,036	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,500		39.85	59,775	INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	198		52.72	10,440	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.02	E	ATU	N	ATTIC UNF	454		52.72	23,936	BATHS	F		
				INT. FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	3		8,891.07	26,673	HEAT	O		
				HEATING/COOLING	2	HOT WATER	1.02		F32	O	FPL 3S 2OP	1		12,002.50	12,003	ELECT	O		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,656.46	13,282				
				USE	0		1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$543,800