

Key: 9124

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.332

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
OSBOURNE RUSSELL B 153 BELLAVISTA DRIVE POCASSET, MA 02559-2017		43.1-121-0	153 BELLAVISTA DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OSBOURNE RUSSELL B			XX		00736-0013

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	%

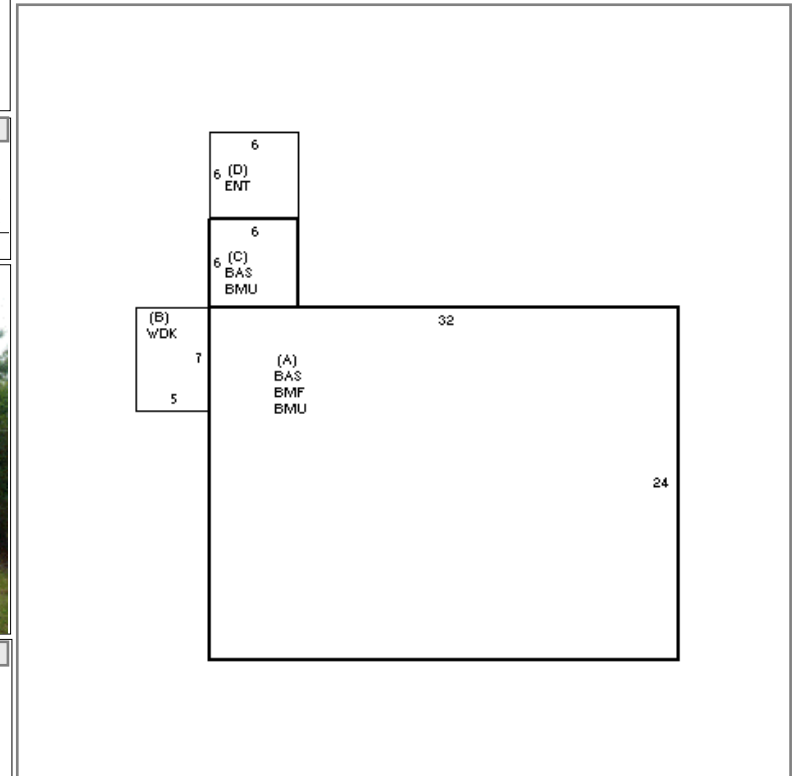
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	22,630	11	1.00	100	1.00	100	1.00	424,260	1.54	A	1.00	R09	1.80				340,440

TOTAL	22,651 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	340,400	276,200			
Infl1	AVG		BUILDING	183,700	166,600			
N_Index	AVG		DETACHED	1,000	1,400			
			OTHER	0	0			
			TOTAL	525,100	444,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/17/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/17/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.020
NET AREA	804	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	804		35.33	28,409
A	BMF	N	BSMT FINISH	768		42.46	32,606
+	BAS	L	BASE AREA	804	1983	192.16	154,495
B	WDK	N	WOOD DECK	35		61.43	2,150
D	ENT	N	ENCLOSED ENTRY	36		81.91	2,949
	FIX	O	XTRA FIXTURES	3		2,063.63	6,191
	KIT	O	EXTRA KITCHEN	1		4,867.30	4,867
	MST	O	MAS/METAL STACK	1		3,867.30	3,867

TOTAL RCN	235,534
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$183,700