Key: 9125

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,333

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GARGANO ANTHONY A & KATHERINE TRS ANTHONY A GARGANO REV TR 149 BELLAVISTA DRIVE POCASSET, MA 02559	43.1-122-0	149 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GARGANO ANTHONY A & KATHE	09/11/2018	F	1	(217269)
GARGANO ANTHONY A &	02/17/2012	N		(113020)
GARGANO ANTHONY A &	01/01/1987	O	139,000	924-100

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-23-582	09/12/2023	3	ALT/RENO	15,150			100	100
EXB-23-573	09/01/2023	14	SOLAR	29,600			100	100
09006	01/06/2009	10	WOODSTOVE		03/04/2009		100	100
03839	11/17/2003	2	ADDITIONS	20,000	09/02/2005	TL	100	100
950402	08/15/1995	3	ALT/RENO	10,000	07/18/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,320	11 1.00	100 1.00	100 1.00	424,260	1.84	A 1.00	R09 1.80			328,280

TOTAL	18,339 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

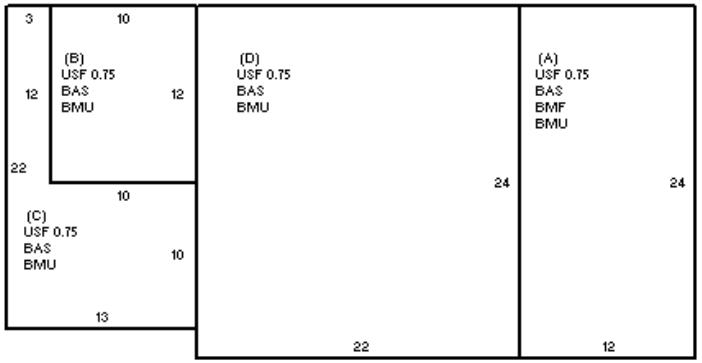
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	328,300	266,300
BUILDING	340,200	271,400
DETACHED	16,600	15,800
OTHER	0	0
TOTAL	**685,100**	**553,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	20 X 24		480	38.49	16,600
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 08/15/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2023	SL
LIST	8/15/2023	SL
REVIEW	10/5/2023	TL

YEAR BLT	1968	SIZE ADJ	1.010
NET AREA	1,929	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	1,102		41.99	46,268
A	BMF	N	BSMT FINISH	288		67.28	19,376
+	BAS	L	BASE AREA	936	1968	221.03	206,884
+	USF	L	UPPER STORY FIN	612	1968	123.95	75,857
+	USF	L	UPPER STORY FIN	215	2003	123.95	26,649
C	BAS	L	BASE AREA	166	2003	221.03	36,691
	PTA	N	PATIO	284		15.66	4,447
	F21	O	FPL 2S 1OP	1		10,142.70	10,143
	FIX	O	XTRA FIXTURES	4		2,451.90	9,808

TOTAL RCN	436,121

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			$340,200