Key: 9128

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,336

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENNEDY MICHAEL R TRS C/O BROGAN DANIEL & 86 OAK ST HOLLISTON, MA 01746	43.1-125-0	133 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROGAN DANIEL &	06/23/2023	QS	639,900	(233266)
KENNEDY MICHAEL R TRS	08/13/2020	F	1	(223342)
KENNEDY JOAN F	10/20/1975	XX		(65694)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

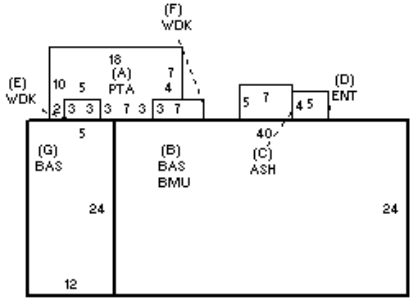
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-189	04/13/2023	3	ALT/RENO	4,400			0	0
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,060	11 1.00	100 1.00	100 1.00	424,260	2.31	A 1.00	R09 1.80			316,230

TOTAL	14,070 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	316,200	256,600
BUILDING	221,700	196,200
DETACHED	9,100	12,100
OTHER	0	0
TOTAL	**547,000**	**464,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50			648	26.10	8,500
PTD	A 1.00	50 0.50			300	4.23	600

PHOTO 09/08/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/15/2014	TL
LIST	10/15/2014	TL
REVIEW		

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,248	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	153		14.32	2,191
B	BMU	N	BSMT UNFINISHED	960		37.01	35,531
C	ASH	N	ATT SHED	35		25.23	883
D	ENT	N	ENCLOSED ENTRY	20		115.92	2,318
+	WDK	N	WOOD DECK	36		64.34	2,316
+	BAS	L	BASE AREA	1,248	1969	190.80	238,120
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	1		2,162.00	2,162

TOTAL RCN	291,660

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$221,700