

Key: 9130

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.338

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION				
GALVANI NANCY M TR OF THE NANCY M GALVANI REVOCABLE TR 121 BELLAVISTA DR POCASSET, MA 02559							43.1-127-0				121 BELLAVISTA DR				
							TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
							GALVANI NANCY M TR OF THE				02/23/2011	F		10 (193669)	
GALVANI NANCY M TR OF THE				12/31/1997	XX		10 (147053)								

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	%
18741-B	08/28/2018	13	NEW CONSTRUC OTHER	438,000	01/08/2019 11/07/2016	TL TL	100	100

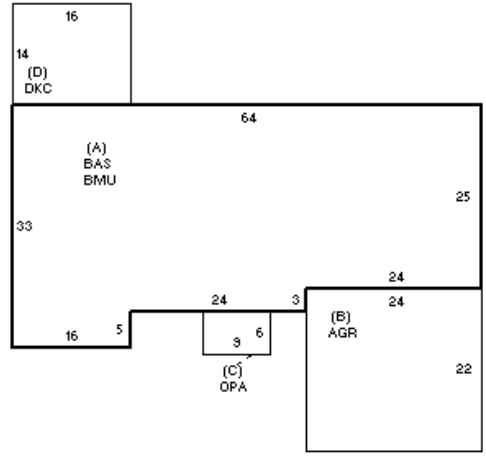
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	14,320	11	1.00	100	1.00	100	1.00	424,260	2.27	A	1.00	R09	1.80									316,960

TOTAL	14,331 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	317,000	257,100			
Infl1	AVG		BUILDING	484,000	432,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		801,000	689,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/21/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	1/8/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.010
NET AREA	1,800	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	BMU	N	BSMT UNFINISHED	1,800		32.94	59,299
A	BAS	L	BASE AREA	1,800	2018	196.78	354,196
B	AGR	N	ATT GARAGE	528		68.67	36,255
C	OPA	N	OPEN PORCH	54		85.14	4,597
D	DKC	N	DECK-COMPOSITE	224		69.76	15,626
	FIX	O	XTRA FIXTURES	5		2,365.98	11,830
	GFP	O	GAS FIREPLACE	1		7,110.40	7,110

TOTAL RCN	488,913
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$484,000