

Key: 9133

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.341

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|---|------------|--------------|-------------------|--|--|--|
| FITZGERALD KEVIN ETUX<br>ERIN R FITZGERALD<br>109 BELLAVISTA RD<br>POCASSET, MA 02559 |  |  |  | 43.1-130-0 |   |            |              | 109 BELLAVISTA DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| FITZGERALD KEVIN ETUX   |  |  |  | 03/04/2016 | U | 260,000    | (208907)     |                   |  |  |  |
| OLIVER KEVIN W TR   |  |  |  | 12/02/2005 | F |            | (157179)     |                   |  |  |  |
| OLIVER ELAINE T TR  |  |  |  | 04/05/2000 | X |            | (157179)     |                   |  |  |  |

| 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-22-670 | 10/06/2022 | 3             | ALT/RENO     | 2,500  |       |    | 100 100 |
| EXB-21-759 | 10/18/2021 | 15            | INSULATE/WEA | 2,958  |       |    | 100 100 |
| EXB-21-759 | 10/18/2021 | 15            | INSULATE/WEA | 2,957  |       |    | 100 100 |
| EXB-20-371 | 10/17/2020 | 6             | FENCE        | 2,500  |       |    | 100 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,780   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 424,260 | 2.09 | A          | 1.00      | R09 | 1.80 |  |  | 321,090 |

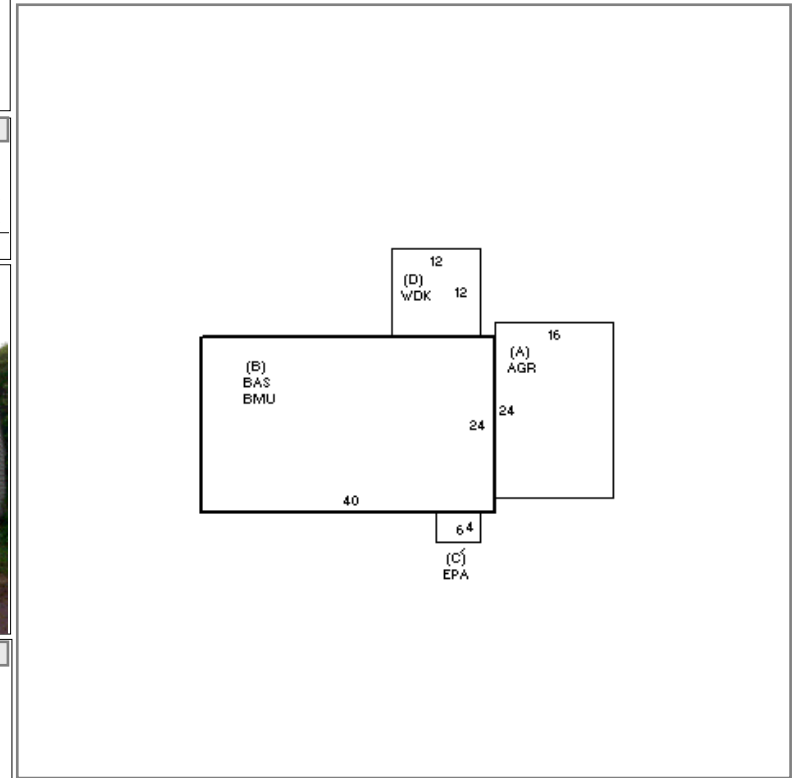
DETACHED

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 15,769 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POC       | NOTE   | LAND     | 321,100 | 260,500 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 206,200 | 182,500 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 527,300 | 443,000 |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

PHOTO 06/19/2017

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/19/2017 | BC |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/19/2017 | BC |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 6/17/2017 | BC |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

| YEAR BLT   | 1973  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 298,821 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 960   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE      | 384   |      | 69.06     | 26,518  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$311 | OVERALL    | 0.970 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | B | BMU | N | BSMT UNFINISHED | 960   |      | 36.08     | 34,635  | EXTERIOR       | F       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BAS | L | BASE AREA       | 960   | 1973 | 196.20    | 188,354 | INTERIOR       | F       |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | EPA | N | ENCLOSED PORCH  | 24    |      | 153.19    | 3,677   | KITCHEN        | F       |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | D | WDK | N | WOOD DECK       | 144   |      | 39.10     | 5,630   | BATHS          | F       |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 |   | BMF | N | BSMT FINISH     | 480   |      | 43.35     | 20,808  | HEAT           | A       |
|            |       |            |       | HEATING/COOLING | 5  | ELECTRIC BB    | 0.98 |   | BMG | O | BSMT GARAGE     | 1     |      | 7,052.40  | 7,052   | ELECT          | A       |
|            |       |            |       | FUEL SOURCE     | 3  | ELECTRIC       | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,933.00  | 7,933   |                |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   | FIX | O | XTRA FIXTURES   | 2     |      | 2,106.95  | 4,214   |                |         |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1988 / 34  |
| COND       | 31 31 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 31 % GD 69 |
| RCNLD      | \$206,200  |