

Key: 9134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.342

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FERGUSON JAMES & JACQUELINE TRS FERGUSON REALTY TRUST 105 BELLAVISTA DR POCASSET, MA 02559				43.1-131-0				105 BELLAVISTA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERGUSON JAMES & JACQUELI				12/13/2022	F	1	(231800)				
FERGUSON JAMES & JACQUELI				01/03/2020	QS	745,000	(221554)				
MCCARTY PHILIP & INGRID T				07/21/2009	F	10	(189068)				

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 %
B-20-123	05/27/2020	3	ALT/RENO		02/23/2021	TL	100 100
200319	05/30/2000	4	DETACH. STRUC	19,500	03/23/2021	TL	100 100
		1	NEW CONSTRUC	250,000	03/15/2001	TL	100 100
		13	OTHER				100 100

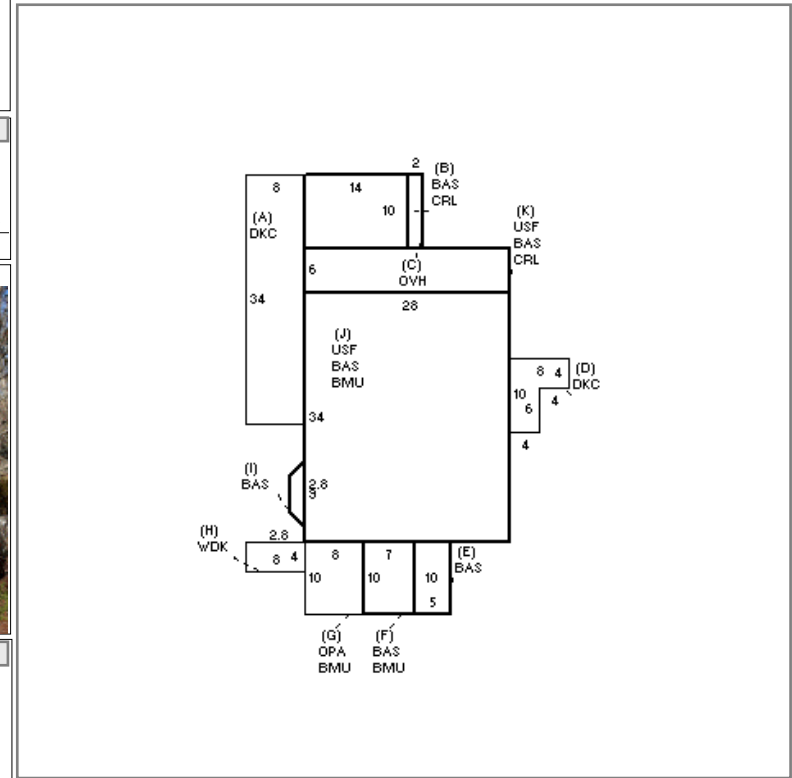
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,250	11	1.00	100	1.00	100	1.00	707,100	1.41	A	1.00	BG-	3.00			579,730

TOTAL	25,265 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Views of marsh	LAND	579,700	513,100			
Infl1	AVG		BUILDING	516,700	462,700			
N_Index	AVG		DETACHED	30,600	29,200			
			OTHER	0	0			
			TOTAL	1,127,000	1,005,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	E	1.90	A 0.75 16 X 28	2020	448	85.54	28,700
WDK	E	1.90	10 0.90 4 X 5 + 4 X	2020	60	34.77	1,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/14/2021	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW	5/14/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,534	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	DKC	N	DECK-COMPOSITE	328		77.36	25,373
\$NLA(RCN)	\$246	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	CRL	N	BSMT CRAWL	308		42.21	13,000
				ROOF SHAPE	1	GABLE	1.00	C	OVH	L	OVERHANG	20	2000	223.12	4,462
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,394	2000	231.59	322,842
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	1,102		44.92	49,507
				INT. FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	80		88.54	7,083
				HEATING/COOLING	9	WARM-COOL AIR	1.03	H	WDK	N	WOOD DECK	32		78.08	2,499
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	1,120	2000	128.09	143,459
				USE	0		1.00	BMG	O	BSMT GARAGE	2			8,781.70	17,563
								FIX	O	XTRA FIXTURES	8			2,623.70	20,990
								GFP	O	GAS FIREPLACE	2			7,884.80	15,770

TOTAL RCN	622,547
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$516,700