**Key: 9154**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.363

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| RABAIOLI JOHN R ETUX<br>SUSAN E LOVELL-RABAIOLI<br>7 FORSYTHIA DR<br>WALPOLE, MA 02081 | 43.1-151-0 | 172 BELLAVISTA DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| RABAIOLI JOHN R ETUX | 07/19/2011 | QS | 290,000 | (914767) |
| WELLS LEO L & | 10/16/1984 | QS | 94,000 | (98614) |

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

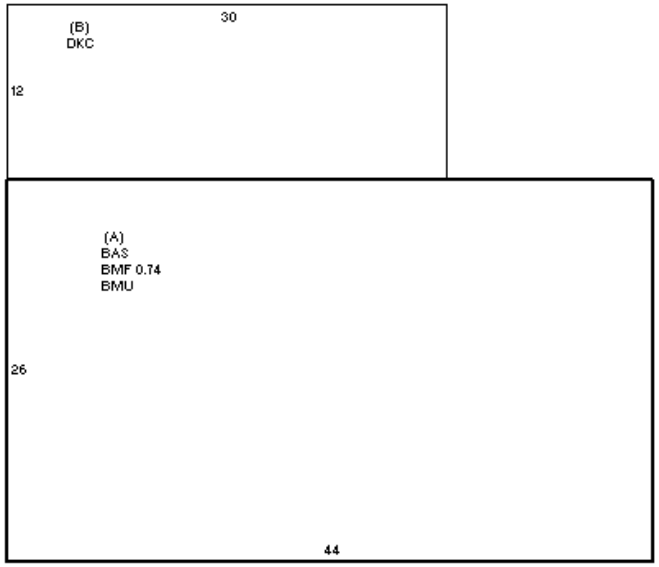
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-20-90 | 06/30/2020 | 15 | INSULATE/WEA | 3,151 | | | 100 | 100 |
| 11462 | 08/09/2011 | 9 | DECK | 5,000 | 02/25/2015 | | 100 | 100 |
| 11318 | 06/16/2011 | 3 | ALT/RENO | 200 | 07/28/2011 | | 100 | 100 |
| 09668 | 12/24/2009 | 3 | ALT/RENO | 2,700 | 02/08/2010 | TL | 100 | 100 |
| 08654 | 11/24/2008 | 3 | ALT/RENO | 2,900 | 06/17/2009 | 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 | 13,050 | 11 1.00 | 100 1.00 | 100 1.00 | 424,260 | 2.47 | A 1.00 | R09 1.80 | | | 313,380 |

| TOTAL | 13,068 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 313,400 | 254,200 |
| BUILDING | 253,700 | 224,500 |
| DETACHED | 1,500 | 1,400 |
| OTHER | 0 | 0 |
| TOTAL | **568,600** | **480,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 10X12 | | 120 | 16.42 | 1,500 |

PHOTO 09/06/2008

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 | 2/27/2014 | TL |
| LIST | 2/27/2014 | EST |
| REVIEW | 10/31/2016 | DB |

| YEAR BLT | 1972 | SIZE ADJ | 1.015 |
|---|---|---|---|
| NET AREA | 1,144 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $288 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 74 | 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,144 | | 37.38 | 42,765 |
| A | BMF | N | BSMT FINISH | 847 | | 35.58 | 30,137 |
| A | BAS | L | BASE AREA | 1,144 | 1972 | 196.79 | 225,132 |
| B | DKC | N | DECK-COMPOSITE | 360 | | 64.37 | 23,173 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,219.70 | 8,220 |

| TOTAL RCN | 329,427 |
|---|---|

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

| EFF.YR/AGE | 1996 / 26 | | |
|---|---|---|---|
| COND | 23 | 23 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 23 | % GD | 77 |
| RCNLD | | | $253,700 |