Key: 9165

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,374

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANIELLO ANTHONY T & ET UX CATHERINE C ANIELLO 22 FIELDSTONE DRIVE STONEHAM, MA 02180	43.1-162-0	122 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANIELLO ANTHONY T & ET UX	12/18/2009	QS	445,000	(190336)
FORTUNE ALBERT G &	12/16/1994	QS	45,000	(135847)

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	%
02456	07/15/2002	4	DETACH.STRUC	900	02/26/2004	TL	100	100
970330	06/20/1997	9	DECK	900	05/13/1998	JS	100	100
950645	12/29/1995	1	NEW CONSTRUC	140,000	06/24/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,280	11 1.00	100 1.00	100 1.00	424,260	2.60	A 1.00	R09 1.80			311,210

TOTAL	12,284 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

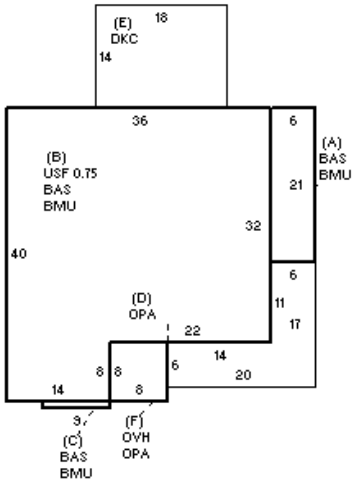
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	311,200	252,500
BUILDING	480,600	397,900
DETACHED	0	0
OTHER	0	0
TOTAL	**791,800**	**650,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10	2002		0.00	

PHOTO 08/15/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2023	SL
LIST	8/15/2023	EST
REVIEW	10/11/2023	TL

YEAR BLT	1995	SIZE ADJ	1.005
NET AREA	2,411	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,399		38.43	53,765
+	BAS	L	BASE AREA	1,399	1995	226.14	316,369
B	USF	L	UPPER STORY FIN	948	1995	129.50	122,767
+	OPA	N	OPEN PORCH	250		70.80	17,700
E	DKC	N	DECK-COMPOSITE	252		75.53	19,035
F	OVH	L	OVERHANG	64	1995	217.85	13,943
	F21	O	FPL 2S 1OP	1		10,597.10	10,597
	FIX	O	XTRA FIXTURES	7		2,561.84	17,933

TOTAL RCN	572,108

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$480,600