Key: 9166

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,375

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN JOSEPH P JR & CATHERINE T SULLIVAN 128 BELLAVISTA DR POCASSET, MA 02559	43.1-163-0	128 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN JOSEPH P JR & SULLIVAN JOSEPH P JR &	11/19/2021	F XX	10	(228303) 00496-0023

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	%
14965	11/13/2014	14	SOLAR	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,370	11 1.00	100 1.00	100 1.00	424,260	2.59	A 1.00	R09 1.80			311,460

TOTAL	12,371 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

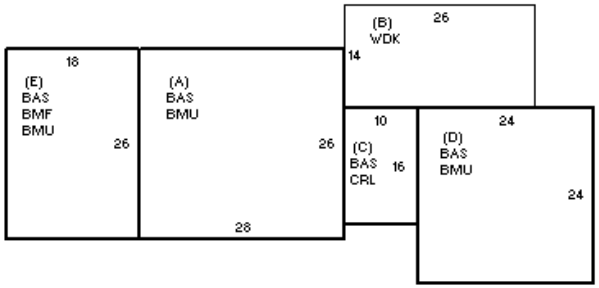
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	311,500	252,700
BUILDING	392,800	344,300
DETACHED	0	0
OTHER	0	0
TOTAL	**704,300**	**597,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 08/10/2023



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	8/10/2023	SL
LIST	8/10/2023	SL
REVIEW	8/10/2023	SL

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,932	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	39	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	1,772		31.15	55,191
+	BAS	L	BASE AREA	1,932	1973	186.04	359,434
B	WDK	N	WOOD DECK	364		22.44	8,167
C	CRL	N	BSMT CRAWL	160		35.98	5,757
E	BMF	N	BSMT FINISH	468		46.02	21,539
	BMG	O	BSMT GARAGE	2		7,487.25	14,975
	FIX	O	XTRA FIXTURES	7		2,236.90	15,658
	MST	O	MAS/METAL STACK	1		4,192.10	4,192

TOTAL RCN 484,913

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

EFF.YR/AGE 2000 / 22

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $392,800