

Key: 9170

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.379

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| DORIS KATHLEEN P TRS<br>KATHLEEN P DORIS TRUST 2004<br>20 BELLAVISTA DR<br>POCASSET, MA 02559 |  |  |  | 43.1-167-0 |    |            |              | 20 BELLAVISTA DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| DORIS KATHLEEN P TRS  |  |  |  | 07/07/2022 | F  |            | 1 (230450)   |                  |  |  |  |
| DORIS KATHLEEN P  |  |  |  | 11/17/2014 | O  | 183,000    | (204991)     |                  |  |  |  |
| MEUNIER ROBERT L &  |  |  |  | 05/28/1981 | QS | 77,000     | (85604)      |                  |  |  |  |

| 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-21-72  | 02/23/2021 | 4             | DETACH.STRUC | 50,000  | 07/01/2021 | TL | 100    | 100 |
| M-20-39  | 10/20/2020 | 3             | ALT/RENO     | 18,000  | 02/26/2021 | TL | 100    | 100 |
| B-20-109 | 05/19/2020 | 1             | NEW CONSTRUC | 450,000 | 01/25/2022 | RP | 100    | 100 |
| 141020   | 12/01/2014 | 5             | DEMOLITIONS  |         | 12/19/2014 | TL | 100    | 100 |
| 01529    |            | 9             | DECK         | 3,278   | 07/26/2004 | JS | 100    | 100 |

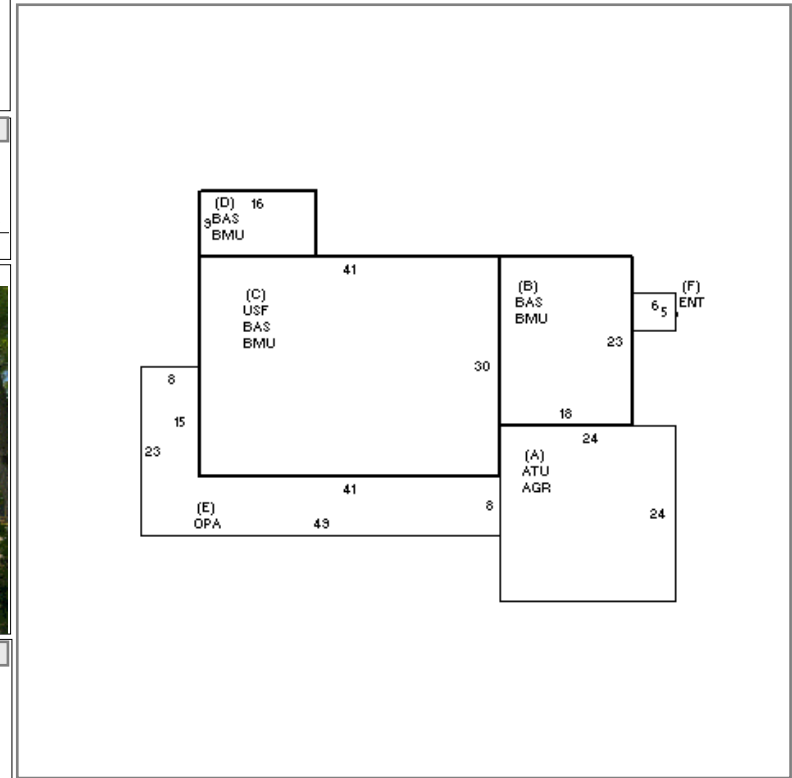
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 29,520   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 424,260 | 1.25 | A          | 1.00      | R09 | 1.80 |  |  |  | 359,910 |

| TOTAL   | 29,534 SF | ZONING | 1            | FRNT             | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|------------------|----------------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND         | 359,900          | 292,000        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 733,600          | 649,200        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 20,700           | 19,700         |          |         |          |
|         |           |        | OTHER        | 0                | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>1,114,200</b> | <b>960,900</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE       | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------|------|-------|-----------|--------|
| GFU | A    | 1.00 | A 0.75 24 X 28 | 2021 | 672   | 41.10     | 20,700 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/26/2021 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/1/2021  | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 1/25/2022 | RP  |
| QUALITY  | G  | 1.10 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT   | 2020  | SIZE ADJ   | 0.995 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 733,597 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|
| NET AREA   | 3,018 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | AGR | N             | ATT GARAGE      | 576   |          | 72.38     | 41,692  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$243 | OVERALL    | 1.070 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A   | ATU | N             | ATTIC UNF       | 576   |          | 49.50     | 28,511  | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BMU | N             | BSMT UNFINISHED | 1,788 |          | 34.73     | 62,090  | INTERIOR       | A       |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | +   | BAS | L             | BASE AREA       | 1,788 | 2020     | 207.42    | 370,872 | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C   | USF | L             | UPPER STORY FIN | 1,230 | 2020     | 121.76    | 149,763 | BATHS          | A       |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | E   | OPA | N             | OPEN PORCH      | 512   |          | 68.92     | 35,288  | HEAT           | A       |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 | F   | ENT | N             | ENCLOSED ENTRY  | 30    |          | 99.00     | 2,970   | ELECT          | A       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | FIX | O   | XTRA FIXTURES | 14              |       | 2,493.97 | 34,916    |         |                |         |
|            |       |            |       | USE             | 0  |                | 1.00 | GFP | O   | GAS FIREPLACE | 1               |       | 7,495.10 | 7,495     |         |                |         |

| EFF.YR/AGE | 2021 / 1   |
|------------|------------|
| COND       | 1 1 %      |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 0 % GD 100 |
| RCNLD      | \$733,600  |