Key: 9171

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,380

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PACKARD CAROLEE 22 BELLAVISTA DR POCASSET, MA 02559	43.1-168-0	22 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PACKARD CAROLEE	09/14/2020	F	1	(206898)
PACKARD DONALD H JR ETUX	07/22/2015	F	10	(206898)
PACKARD DONALD H JR &	06/03/1986	QS	138,000	(106678)

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-23-621	09/22/2023	3	ALT/RENO	21,075			100	100
12354	05/23/2012	15	INSULATE/WEA	4,200	06/05/2012		100	100
960490	10/11/1996	2	ADDITIONS	14,000	08/06/1997	JC	100	100

LAND

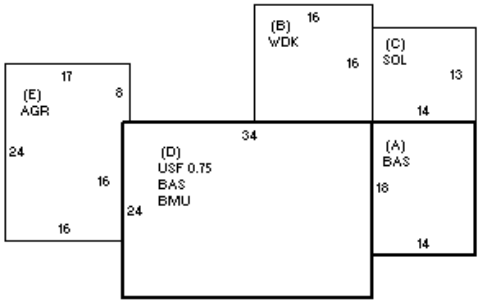
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,640	11 1.00	100 1.00	100 1.00	424,260	2.96	A 1.00	R09 1.80			306,580

TOTAL	10,629 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	306,600	248,700
BUILDING	306,600	266,900
DETACHED	0	0
OTHER	0	0
TOTAL	**613,200**	**515,600**



DETACHED

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

PHOTO 08/01/2023

BLDG COMMENTS

BUILDING

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

MEASURE	8/1/2023	SL
LIST	8/1/2023	SL
REVIEW	8/1/2023	SL

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,680	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,068	1967	213.27	227,777
B	WDK	N	WOOD DECK	256		28.77	7,366
C	SOL	N	SOLARIUM	182		106.49	19,380
D	BMU	N	BSMT UNFINISHED	816		40.51	33,058
D	USF	L	UPPER STORY FIN	612	1967	120.80	73,932
E	AGR	N	ATT GARAGE	392		77.54	30,397
	FIX	O	XTRA FIXTURES	3		2,366.07	7,098
	MST	O	MAS/METAL STACK	1		4,434.00	4,434

TOTAL RCN	403,442

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$306,600