Key: 9172

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,381

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOHERTY JOHN W & ANN MARIE TRS DOHERTY REAL ESTATE TRUST 14 PLYMOUTH RIVER RD HINGHAM, MA 02043	43.1-169-0	24 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOHERTY JOHN W & ANN MARI	10/12/2018	F	10	(217546)
DOHERTY JOHN W ETUX	07/22/2010	QS	340,000	(192003)
SIKORA RONALD-EXECUTOR	07/22/2010	N		(43508)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,350	11 1.00	100 1.00	100 1.00	424,260	1.76	A 1.00	R09 1.80			331,190

TOTAL	19,341 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

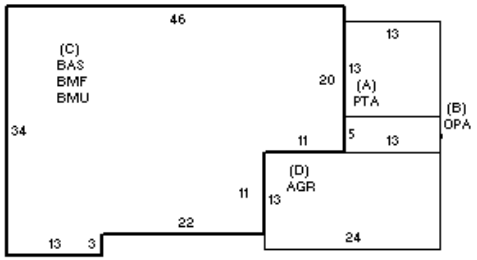
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	331,200	268,700
BUILDING	303,400	220,300
DETACHED	0	0
OTHER	0	0
TOTAL	**634,600**	**489,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/09/2023



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	8/9/2023	SL
LIST	8/9/2023	EST
REVIEW	8/9/2023	SL

YEAR BLT	1967	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	100	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	169		14.61	2,469
B	OPA	N	OPEN PORCH	65		79.34	5,157
C	BMU	N	BSMT UNFINISHED	1,344		33.07	44,452
C	BMF	N	BSMT FINISH	1,344		31.48	42,311
C	BAS	L	BASE AREA	1,344	1967	194.62	261,567
D	AGR	N	ATT GARAGE	312		72.26	22,546
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	389,007

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$303,400