**Key: 9175**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,384

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CORBIER PASCALE &**<br>**LAURENT CORBIER**<br>**704 SOUTH HUTCHINSON ST**<br>**PHILADELPHIA, PA 19147** | **43.1-174-0** | **32 BELLAVISTA DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CORBIER PASCALE & | 05/26/2022 | QS | 770,000 | (230071) |
| SRABIAN SHARON V | 08/30/2018 | QS | 405,000 | (217162) |
| ANDERSON ELEANOR S | 01/14/1997 | N | | (71684) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

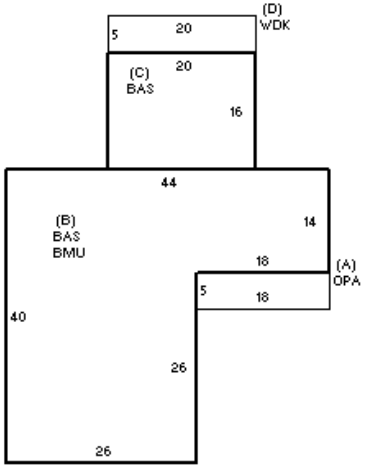
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-22-301 | 11/18/2022 | 9 | DECK | 42,970 | 04/25/2023 | SL | 100 | 100 |
| B-22-279 | 09/08/2022 | 3 | ALT/RENO | 5,800 | 04/25/2023 | SL | 100 | 100 |
| B-20-39 | 04/22/2020 | 6 | FENCE | 3,400 | | | 100 | 100 |
| 19836 | 09/12/2019 | 3 | ALT/RENO | 12,325 | | | 100 | 100 |
| | | 3 | ALT/RENO | | 08/12/2019 | RP | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,100 | 11 1.00 | 100 1.00 | 100 1.00 | 424,260 | 3.10 | A 1.00 | R09 1.80 | | | 305,050 |

| TOTAL | 10,106 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 305,100 | 247,500 |
| BUILDING | 383,300 | 339,400 |
| DETACHED | 400 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **688,800** | **586,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | G 1.20 | 10 0.90 | 8X12 | | | 0.00 | |
| CAN | G 1.20 | 10 0.90 | 8X10 | | 80 | 5.88 | 400 |

PHOTO 03/20/2023

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 | 4/25/2023 | SL |
| LIST | 4/25/2023 | SL |
| REVIEW | 5/15/2023 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1976 | SIZE ADJ | 1.010 |
| NET AREA | 1,612 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $238 | OVERALL | 1.060 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 | 2 | HIP | 1.02 |
| 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 |
|---|---|---|---|---|---|---|---|
| A | OPA | N | OPEN PORCH | 90 | | 76.94 | 6,925 |
| B | BMU | N | BSMT UNFINISHED | 1,292 | | 34.20 | 44,189 |
| + | BAS | L | BASE AREA | 1,612 | 1976 | 193.30 | 311,606 |
| D | WDK | N | WOOD DECK | 100 | | 47.11 | 4,711 |
| | F12 | O | FPL 1S 2OP | 1 | | 9,014.50 | 9,015 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,280.03 | 6,840 |

| TOTAL RCN | 383,284 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2021 / 1 | |
|---|---|---|
| COND | 1 1 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 0 | % GD 100 |
| RCNLD | | $383,300 |