Key: 9201

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.409

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHELAN EUGENE F & KATHLEEN P WHELAN 3 FOREST PLACE CHARLESTOWN, MA 02129-1856	43.1-205-0	31 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHELAN EUGENE F &	11/06/1997	F	1	(146451)

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	%
20009	01/02/2020	3	ALT/RENO	12,600	11/08/2022	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,900	11 1.00	100 1.00	100 1.00	424,260	2.49	A 1.00	R09 1.80			312,960

TOTAL	12,894 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

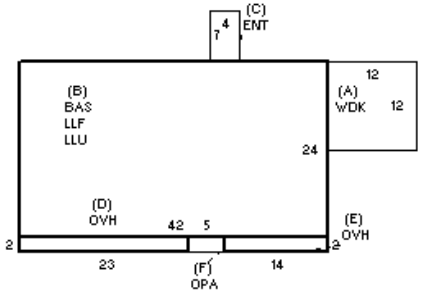
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	313,000	253,900
BUILDING	260,400	224,700
DETACHED	2,700	3,800
OTHER	0	0
TOTAL	**576,100**	**482,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PDK	A 1.00	50 0.50	20 X 22		440	12.20	2,700
APO	A 1.00	50 0.50				0.00	

PHOTO 11/08/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/8/2022	SL
LIST	11/8/2022	EST
REVIEW	11/8/2022	SL

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.005
NET AREA	2,090	DETAIL ADJ	1.000
$NLA(RCN)	$158	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL 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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	144		40.51	5,833
B	LLU	N	LOWER LEVEL UNF	1,008		32.84	33,106
B	LLF	L	LOWER LEVEL FIN	1,008	1980	55.89	56,342
B	BAS	L	BASE AREA	1,008	1980	196.78	198,359
C	ENT	N	ENCLOSED ENTRY	28		86.66	2,426
+	OVH	L	OVERHANG	74	1980	185.64	13,737
F	OPA	N	OPEN PORCH	10		97.49	975
	F11	O	FPL 1S 1OP	1		8,219.30	8,219
	FIX	O	XTRA FIXTURES	3		2,183.13	6,549
	MST	O	MAS/METAL STACK	1		4,091.20	4,091

TOTAL RCN	329,637

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$260,400