Key: 9205

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,413

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHEITLIN KENNETH A & BETSEY K TRS KENNETH CHEITLIN TRUST PO BOX 1533 POCASSET, MA 02559	43.1-209-0	23 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHEITLIN KENNETH A & BETS	08/18/2020	F	1	(223408)
CHEITLIN KENNETH A &	07/30/2020	QS	525,000	(223179)
HANSON PAUL M & NANCY J T	11/08/2019	F	100	(221057)

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-23-343	06/01/2023	14	SOLAR	24,642			100	100
B-21-297	08/17/2021	2	ADDITIONS	75,000	06/08/2023	SL	18	67
		3	ALT/RENO		08/06/2020	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	11,500	11 1.00	100 1.00	100 1.00	424,260	2.76	A 1.00	R09 1.80			309,000

TOTAL	11,500 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

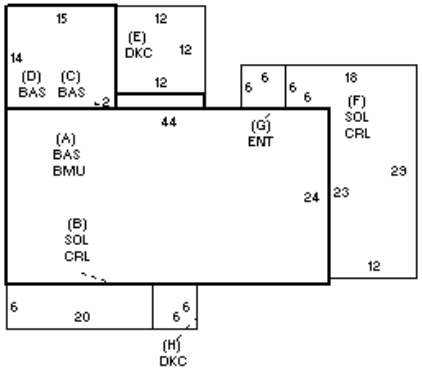
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	309,000	250,700
BUILDING	402,400	276,600
DETACHED	0	0
OTHER	0	0
TOTAL	**711,400**	**527,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/8/2023	SL
LIST	1/23/2023	EST
REVIEW	7/21/2023	TL

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,290	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.020

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	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	BMU	N	BSMT UNFINISHED	1,056		39.64	41,860
+	CRL	N	BSMT CRAWL	504		27.93	14,074
B	SOL	N	SOLARIUM	120		111.64	13,397
+	BAS	L	BASE AREA	1,080	1969	204.35	220,696
D	BAS	L	BASE AREA	210	2015	204.35	42,913
+	DKC	N	DECK-COMPOSITE	180		68.26	12,286
F	SOL	N	SOLARIUM	384		93.75	35,999
G	ENT	N	ENCLOSED ENTRY	36		91.89	3,308
	PTA	N	PATIO	144		15.54	2,237
	F11	O	FPL 1S 1OP	1		8,716.10	8,716
	FIX	O	XTRA FIXTURES	3		2,315.10	6,945

TOTAL RCN	402,431

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	uc
ECON	0	
DEPR	0	% GD 100

RCNLD $402,400