Key: 9206

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,414

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARON PATRICIA S &	43.1-210-0	99 BELLAVISTA DR
MICHAEL J CARON		
99 BELLAVISTA DR		
POCASSET, MA 02559-2017		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARON PATRICIA S &	12/03/2001	R	460,000	(163568)
FRAZIER JAMES THOMAS III	05/07/2001	QS	440,000	(161395)
CARNEY RICHARD C &	01/12/1994	QS	230,000	(132630)

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

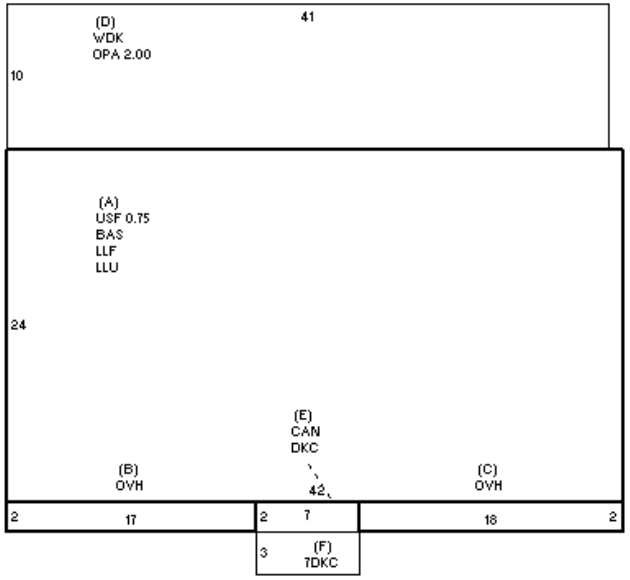
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-219	04/13/2023	14	SOLAR	92,820			100	100
		3	ALT/RENO		03/20/2023	SL	100	100
EXB-22-308	05/20/2022	3	ALT/RENO	5,000	03/20/2023	SL	100	100
03542	08/12/2003	3	ALT/RENO	18,000	06/22/2004	TL	100	100
1013	08/06/1987	1	NEW CONSTRUC		03/14/1990	DMD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,260	11 1.00	100 1.00	100 1.00	659,960	1.93	A 1.00	HCG 2.80			505,970

TOTAL	17,250 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	Marsh View		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	506,000	447,800
BUILDING	419,000	341,000
DETACHED	0	0
OTHER	0	0
TOTAL	**925,000**	**788,800**



DETACHED

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

PHOTO 03/20/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.05	RAISED CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/20/2023	SL
LIST	3/20/2023	EST
REVIEW	7/25/2023	RP

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,842	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	2	CLAPBOARD	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,008		35.88	36,170
A	LLF	L	LOWER LEVEL FIN	1,008	1987	61.07	61,557
A	BAS	L	BASE AREA	1,008	1987	215.00	216,722
A	USF	L	UPPER STORY FIN	756	1987	121.78	92,066
+	OVH	L	OVERHANG	70	1987	202.83	14,198
D	OPA	N	OPEN PORCH	820		65.91	54,050
D	WDK	N	WOOD DECK	410		23.92	9,809
+	DKC	N	DECK-COMPOSITE	35		70.34	2,462
E	CAN	N	CANOPY	14		17.28	242
	BMG	O	BSMT GARAGE	2		7,983.35	15,967
	F22	O	FPL 2S 2OP	1		10,327.50	10,328
	FIX	O	XTRA FIXTURES	7		2,385.11	16,696
	WPL	O	WHIRLPOOL	1		6,875.70	6,876

TOTAL RCN	537,143

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
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			$419,000