Key: 9216

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,425

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURRAY JAMES W ESTATE OF PO BOX 1565 POCASSET, MA 02559	43.1-220-0	76 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURRAY JAMES W ESTATE OF	08/30/2021	F	1	(74007)
MURRAY JAMES W	01/31/2005	N		(74007)
MURRAY JAMES W &		XX		00599-0057

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	%
890718	11/30/1989	2	ADDITIONS	120,000	07/14/1990	PMR	100	100

LAND

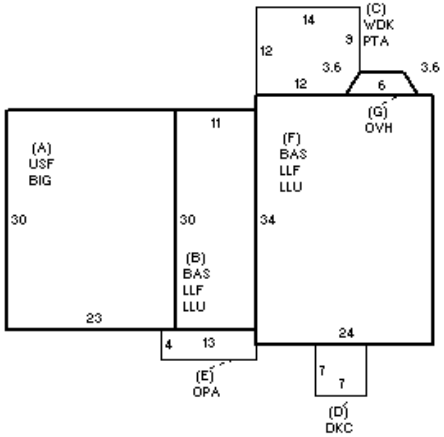
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,300	11 1.00	100 1.00	100 1.00	424,260	2.42	A 1.00	R09 1.80			314,090

TOTAL	13,286 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	314,100	254,800
BUILDING	411,500	312,400
DETACHED	3,800	400
OTHER	0	0
TOTAL	**729,400**	**567,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DKC	G 1.20	10 0.90	12 X 14		168	25.32	3,800

PHOTO 08/10/2023

BLDG COMMENTS

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	8/10/2023	SL
LIST	8/10/2023	SL
REVIEW	8/10/2023	SL

YEAR BLT	1972	SIZE ADJ	0.995
NET AREA	3,006	DETAIL ADJ	1.000
$NLA(RCN)	$178	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	2	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	13	HARDWOOD-W/W	1.00
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	BIG	N	BUILT-IN GARAGE	690		78.52	54,176
A	USF	L	UPPER STORY FIN	690	1972	115.76	79,876
+	LLU	N	LOWER LEVEL UNF	1,146		34.11	39,091
+	LLF	L	LOWER LEVEL FIN	1,146	1972	58.05	66,527
+	BAS	L	BASE AREA	1,146	1972	204.38	234,216
C	PTA	N	PATIO	165		15.02	2,479
C	WDK	N	WOOD DECK	165		37.24	6,144
D	DKC	N	DECK-COMPOSITE	49		66.86	3,276
E	OPA	N	OPEN PORCH	52		81.59	4,243
G	OVH	L	OVERHANG	24	1972	192.79	4,627
	F11	O	FPL 1S 1OP	1		8,536.40	8,536
	FIX	O	XTRA FIXTURES	8		2,267.30	18,138
	JAC	O	JACUZZI	1		13,073.90	13,074

TOTAL RCN	534,402

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$411,500