

Key: 9218

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.427

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION						
RINGQUIST DAVID ETUX MARIE RINGQUIST 88 BELLAVISTA DR POCASSET, MA 02559						43.1-222-0				88 BELLAVISTA DR						
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
						RINGQUIST DAVID ETUX PERRY DEAN PERRY JOSEPHINE D TR OF				07/29/2016 05/24/2016 11/14/1995	O F F	337,000 1 (138929) 1 (138929)				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	12,740	11	1.00	100	1.00	100	1.00	424,260	2.52	A	1.00	R09	1.80		312,500

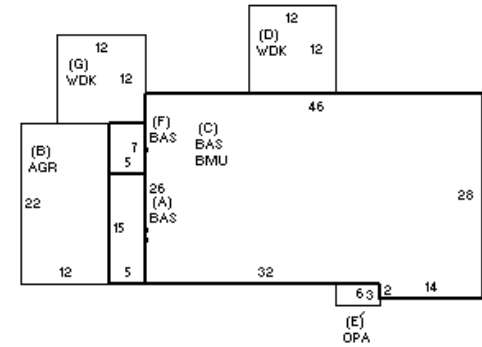
LAND

TOTAL		12,720 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		N O T E	No view			LAND	312,500	253,500
Infl1	AVG			BUILDING	326,800	276,800			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
					TOTAL	639,300	530,300		

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-23-661	10/12/2023	15	INSULATE/WEA	5,000				100	
161032	11/23/2016	2	ADDITIONS	95,000	08/01/2017			100	
09465	09/30/2009	3	ALT/RENO	1,570	10/30/2009		TL	100	
200756	11/30/2000	3	ALT/RENO	4,550	09/20/2001		TL	100	

DETAILED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/10/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/10/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1972	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,017	
NET AREA	1,334	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	110	2017	202.35	22,258	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	264		75.13	19,834	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,224		34.39	42,091	INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	1,224	1972	202.35	247,671	KITCHEN	G		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	288		27.88	8,029	BATHS	G		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	18		102.32	1,842	HEAT	U		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	1			2,292.70	2,293	ELECT	U		
BATHROOMS	1	1.00	FUEL SOURCE	1	OIL	1.00												
FIXTURES	6	1.00	USE	0		1.00												
GARAGE CAPACITY	1	1.00																
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
EFF.YR/AGE																2014 / 8		
COND																5 5 %		
FUNC																0		
ECON																0		
DEPR																5 % GD 95		
RCNLD																\$326,800		