**Key: 9223**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,432

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HYBRID BUILT HOME LLC & | 43.1-227-0 | 38 BELLAVISTA DR |
| ALEXANDRA C DUBOIS | | |
| 114 HINGHAM STREET | | |
| ROCKLAND, MA 02370 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HYBRID BUILT HOME LLC & | 03/30/2018 | F | 1 | (215778) |
| HYBRID BUILT HOME LLC | 03/17/2016 | L | 210,000 | (208994) |
| NORTH ATLANTIC REALTY GRO | 03/16/2016 | L | 163,000 | (208989) |

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

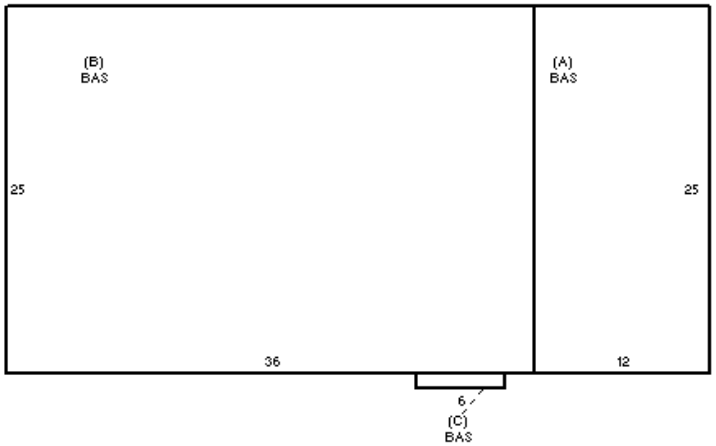
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALT/RENO | | 12/26/2019 | TL | 100 | 100 |
| 17125 | 02/21/2017 | 3 | ALT/RENO | 34,000 | 03/29/2018 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,000 | 11 1.00 | 100 1.00 | 100 1.00 | 424,260 | 3.44 | A 1.00 | R09 1.80 | | | 301,940 |

| TOTAL | 9,017 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 301,900 | 245,000 |
| BUILDING | 223,200 | 199,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **525,100** | **444,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/30/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 3/27/2018 | TL |
|---|---|---|
| LIST | 3/27/2018 | EST |
| REVIEW | 12/26/2019 | TL |

| YEAR BLT | 1967 | SIZE ADJ | 1.015 |
|---|---|---|---|
| NET AREA | 1,206 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $191 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 1 | PIER | 1.00 |
| EXT COVER | 4 | VINYL | 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 | 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 | BAS | L | BASE AREA | 300 | 2017 | 190.80 | 57,241 |
| + | BAS | L | BASE AREA | 906 | 1967 | 190.80 | 172,867 |

| TOTAL RCN | 230,108 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2016 / 6 | | |
|---|---|---|---|
| COND | 3 | 3 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 3 | % GD | 97 |
| RCNLD | | | $223,200 |