Key: 9228

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,436

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAUBY ROBERT K & DIANE B LEMAY 43 BELLAVISTA DRIVE POCASSET, MA 02559	43.1-232-0	43 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAUBY ROBERT K &	11/05/2019	F		N/A-N/A
BAUBY ROBERT K &	01/01/1987	QS	155,000	925-109

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		06/21/2022		100	100
EXB-21-180	03/16/2021	15	INSULATE/WEA	4,900			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,440	11 1.00	100 1.00	100 1.00	518,540	3.30	A 1.00	BA- 2.20			370,560

TOTAL	9,453 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

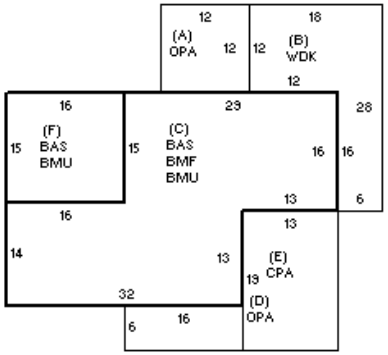
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	370,600	328,000
BUILDING	289,200	255,900
DETACHED	0	0
OTHER	0	0
TOTAL	**659,800**	**583,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X12			0.00	

PHOTO 05/04/2021



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	10/9/2019	BC
LIST	10/9/2019	EST
REVIEW	5/4/2021	TL

YEAR BLT	1962	SIZE ADJ	1.015
NET AREA	1,136	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	79	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	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	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
+	OPA	N	OPEN PORCH	240		62.13	14,910
B	WDK	N	WOOD DECK	312		22.55	7,035
+	BMU	N	BSMT UNFINISHED	1,136		38.49	43,727
C	BMF	N	BSMT FINISH	896		36.64	32,828
+	BAS	L	BASE AREA	1,136	1962	202.64	230,198
E	CPA	N	CAR PORT	247		10.47	2,586
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496

TOTAL RCN	344,244

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$289,200