

Key: 9326

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.542

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MCCANN J ROBERT TRS J ROBT & E JOAN MCCANN TRUST PO BOX 773 POCASSET, MA 02559		43.3-21-0	72 BELLAVISTA DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCANN J ROBERT TRS		09/17/2020	F	1 (199440)	
MCCANN J ROBERT & E JOAN M		01/15/2013	F	1 (199440)	
MCCANN J ROBERT &		11/02/1979	QS	70,000 (79927)	

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 %
930584	11/05/1993	3	ALT/RENO	75,000	12/01/1994	JS	100 100
930534	10/14/1993	4	DETACH.STRUC	500	05/06/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	11,000	11	1.00	100	1.00	100	1.00	518,540	2.87	A	1.00	BA- 2.20		375,940

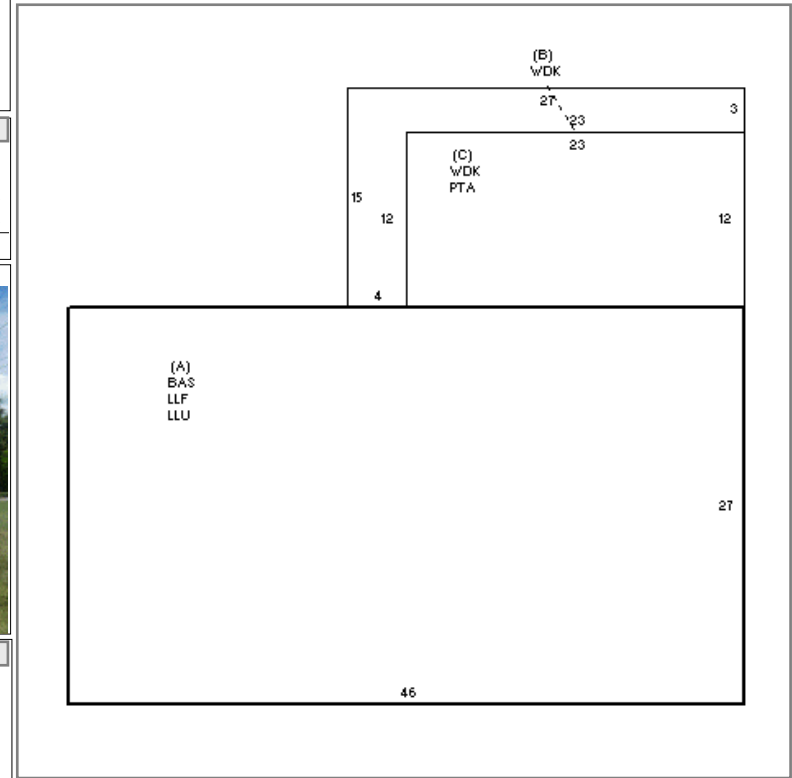
TOTAL	11,021 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	375,900	332,700			
Infl1	AVG		BUILDING	325,200	258,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	701,100	590,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 50 0.50	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/9/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/9/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406.460
NET AREA	2,484	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,242		35.45	44,029	CONDITION ELEM	CD
\$NLA(RCN)	\$164	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,242	1967	60.33	74,931	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,242	1967	214.24	266,082	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	405		24.34	9,859	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	276		15.50	4,277	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,427.13	7,281	BATHS	A
				HEATING/COOLING	8	HEAT PUMP	1.04									HEAT	U
				FUEL SOURCE	3	ELECTRIC	1.00									ELECT	A
				USE	0		1.00										



CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$325,200