

Key: 9328

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.544

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHEN YIBIN A ETUX JULIE E VANDERKLISH 71 ARDMORE ROAD NEEDHAM HEIGHTS, MA 02494				43.3-23-0				52 BELLAVISTA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHEN YIBIN A ETUX				11/05/2013	QS	420,000	(201945)				
SALVUCCI PAUL TR ELIZABET				05/10/2012	F	100	(197049)				
SALVUCCI ELIZABETH				08/29/2001	QS	341,000	(162596)				

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	%
SR-21-7	03/03/2021	4	DETACH.STRUC	3,000			100	100
17897	10/30/2017	2	ADDITIONS	20,000	02/25/2019	TL	100	100
14089	02/18/2014	3	ALT/RENO	6,375	04/28/2014	TL	100	100
930450	08/24/1993	2	ADDITIONS	1,000	05/06/1994	JS	100	100
900193	05/03/1990	2	ADDITIONS	14,000	02/01/1992	HS	100	100

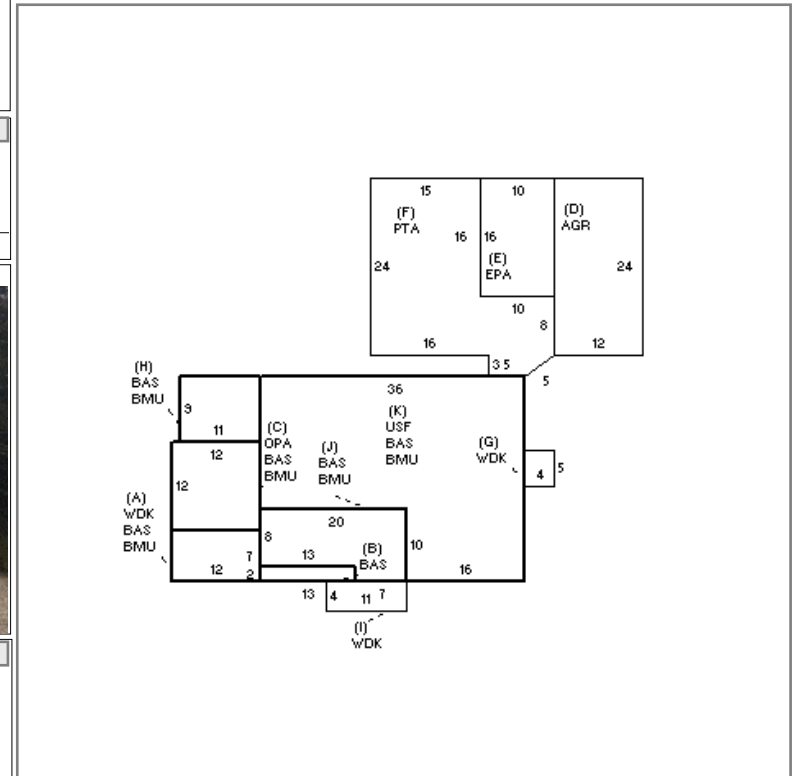
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,400	11	1.00	100	1.00	100	1.00	518,540	3.02	A	1.00	BA-	2.20			373,880

TOTAL	10,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Waterview from 2nd fir & front yard	LAND	373,900	330,900			
Infl1	AVG		BUILDING	577,000	510,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		950,900	841,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10	2021		0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	TL
MODEL	1		RESIDENTIAL	LIST	2/25/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/25/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.005
NET AREA	2,143	DETAIL ADJ	1.000
\$NLA(RCN)	\$269	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	13	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	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
+	BMU	N	BSMT UNFINISHED	1,309		40.12	52,513
+	BAS	L	BASE AREA	1,335	1962	236.06	315,137
C	OPA	N	OPEN PORCH	144		86.16	12,407
D	AGR	N	ATT GARAGE	288		87.65	25,242
E	EPA	N	ENCLOSED PORCH	160		92.67	14,827
F	PTA	N	PATIO	461		17.07	7,871
+	WDK	N	WOOD DECK	148		49.62	7,344
K	USF	L	UPPER STORY FIN	808	2017	135.18	109,226
	F21	O	FPL 2S 1OP	1		11,061.90	11,062
	FIX	O	XTRA FIXTURES	8		2,674.28	21,394

TOTAL RCN	577,022
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$577,000