Key: 9336

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.552

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAREY THEODORE & **KELLY CAREY** **84 TAFT ST** **UPTON, MA 01568-1102**	**43.3-31-0**	**51 BELLAVISTA DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAREY THEODORE &	10/07/2005	QS	420,000	(178187)
MCELROY FRANCES M	06/01/1992	F	1	(126742)

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-21-380	11/01/2021	4	DETACH.STRUC	15,000	03/22/2022	RP	100	100
H119	04/21/2020	9	DECK		07/20/2021	TL	100	100
20268	03/23/2020	9	DECK	52,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,500	11 1.00	100 1.00	100 1.00	518,540	2.39	A 1.00	BA- 2.20			384,580

TOTAL	13,504 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

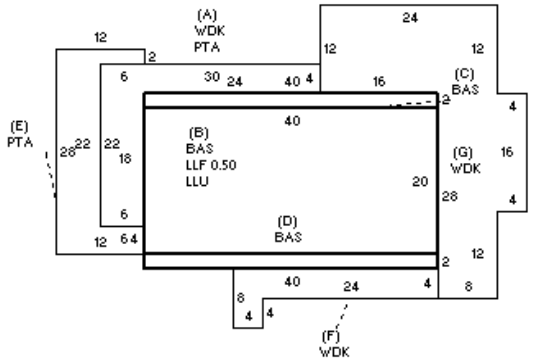
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	384,600	340,400
BUILDING	242,400	214,600
DETACHED	8,900	8,400
OTHER	0	0
TOTAL	**635,900**	**563,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S 3.00	10 0.90	12X18	2021	216	45.70	8,900

PHOTO 03/22/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2022	RP
LIST	3/22/2022	EST
REVIEW	3/22/2022	TL

YEAR BLT	1966	SIZE ADJ	1.015
NET AREA	1,360	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	432		14.08	6,081
B	LLU	N	LOWER LEVEL UNF	800		37.54	30,030
B	LLF	L	LOWER LEVEL FIN	400	1966	72.68	29,071
+	BAS	L	BASE AREA	960	1966	205.30	197,092
+	WDK	N	WOOD DECK	932		22.11	20,611
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615
	KIT	O	EXTRA KITCHEN	1		5,200.30	5,200

TOTAL RCN 303,001

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0	uc	
ECON	0		
DEPR	20	% GD	80

RCNLD $242,400