

Key: 10192

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.426

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORUZZI JAMES A TRS JAMES A MORUZZI REV TRUST 7 WILDEBROOK RD MEDWAY, MA 02053				47.1-48-0				102 CEDAR POINT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORUZZI JAMES A TRS				11/08/2018	F	100	31653-92				
MORUZZI MARGARET TRS MARG				11/08/2018	F	100	31653-88				
MORUZZI JAMES A ETUX				03/08/2012	QS	1,090,000	26140-173-75				

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	%
06371	06/20/2006	2	ADDITIONS	40,000	09/27/2007	JB	100	100

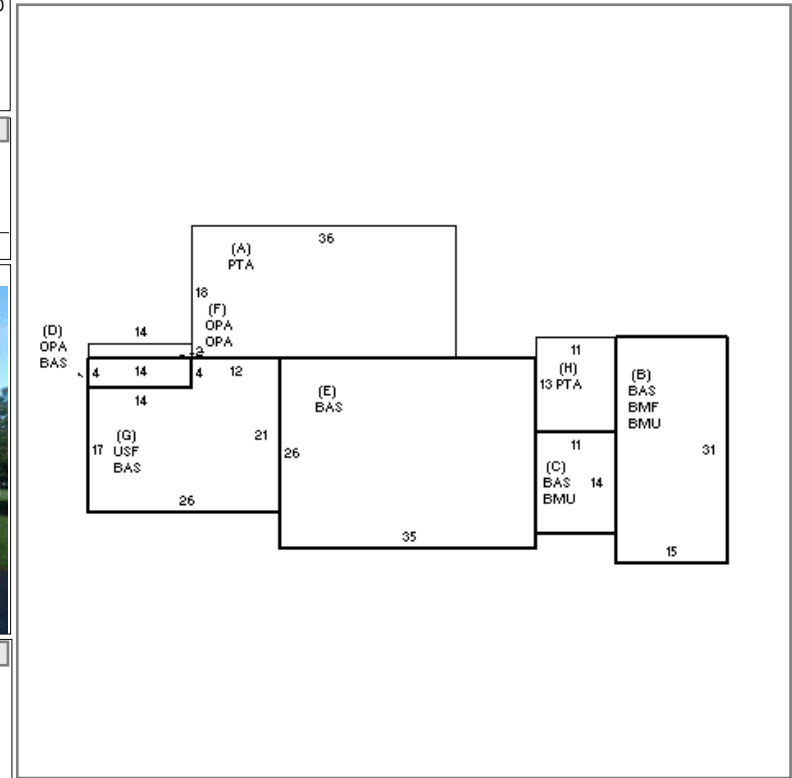
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	1,414,200	1.00	A	1.00	BSP	6.00		1,298,360
300	A	0.231	11	1.00	100	1.00	100	1.00	97,800	1.00	A	1.00	BSP	6.00		22,590

TOTAL	1.149 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	combined after sale with map 47.1 pcl 47 paid \$125,000 on same date for pcl 48; total sale price \$1,215,000					LAND	1,321,000	1,169,000
Infl1	AVG						BUILDING	419,400	324,500
N_Index	AVG						DETACHED	2,800	0
							OTHER	0	0
							TOTAL	1,743,200	1,493,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 16		160	19.14	2,800



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/12/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,565	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	PTA	N	PATIO	791		13.73	10,864
\$NLA(RCN)	\$195	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	619		46.49	28,778
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	465		44.25	20,578
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,075	1956	173.58	360,184
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	112		69.30	7,762
				INT. FINISH	2	DRYWALL	1.00	G	USF	L	UPPER STORY FIN	490	2006	111.13	54,455
				HEATING/COOLING	8	HEAT PUMP	1.04	F11	O	FPL 1S 1OP	1			8,098.20	8,098
				FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	4			2,150.80	8,603
				USE	0		1.00								

TOTAL RCN	499,322	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		U
ELECT		A
EFF.YR/AGE 2003 / 19		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$419,400	