Key: 10206

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,440

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CZYRYCA RUSSELL J & CATHERINE M CZYRYCA 40 SPRUCE DR POCASSET, MA 02559	47.1-62-0	40 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CZYRYCA RUSSELL J &	09/09/2020	F	10	33243-177
CZYRYCA RUSSELL J ETUX	10/12/2007	F	1	22400-57
CZYRYCA RUSSELL J	03/24/1999	X		12145-347

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	%
02853	12/09/2005	3	ALT/RENO	14,000	05/02/2006	TL	100	100

LAND

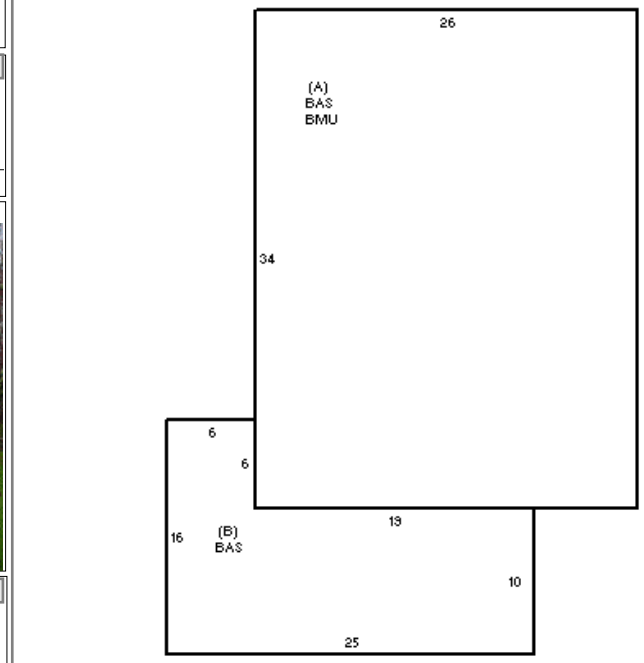
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	11 1.00	100 1.00	100 1.00	518,540	3.25	A 1.00	BA- 2.20			371,120

TOTAL	9,583 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: Entrance to bsmt through bulkhead or inside trap door.

ASSESSED	CURRENT	PREVIOUS
LAND	371,100	328,500
BUILDING	213,500	188,900
DETACHED	6,600	9,400
OTHER	0	0
TOTAL	**591,200**	**526,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	14 X 20		280	46.93	6,600

PHOTO 12/31/2002

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	5/2/2006	TL
LIST	5/2/2006	TL
REVIEW	5/2/2006	TL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,170	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		37.38	33,046
+	BAS	L	BASE AREA	1,170	1950	196.79	230,249
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184

TOTAL RCN	273,698

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$213,500