Key: 10215

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,450

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KORZON CYNTHIA E & JEFFREY W C/O KORZON CYNTHIA & JEFFREY T 125 TUDOR RD NEEDHAM, MA 02492	47.1-72-0	50 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KORZON CYNTHIA & JEFFREY	07/18/2023	F	100	35894-63
KORZON CYNTHIA E & JEFFRE	10/07/2020	F	100	33337-302
KORZON CYNTHIA E	10/07/2020	F	1	33337-301

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	%
		13	OTHER		08/14/2015	TL	100	100
04888	12/02/2004	3	ALT/RENO	7,000	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	11 1.00	100 1.00	100 1.00	518,540	4.23	A 1.00	BA- 2.20			362,830

TOTAL	7,187 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

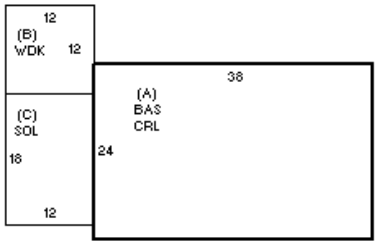
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	362,800	321,100
BUILDING	187,400	164,300
DETACHED	0	0
OTHER	0	0
TOTAL	**550,200**	**485,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 09/07/2023



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	9/7/2023	SL
LIST	9/7/2023	EST
REVIEW	9/7/2023	SL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	3	FOUN. WALL	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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	912		20.55	18,741
A	BAS	L	BASE AREA	912	1950	200.25	182,626
B	WDK	N	WOOD DECK	144		39.90	5,746
C	SOL	N	SOLARIUM	216		87.09	18,811
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151
	MST	O	MAS/METAL STACK	1		4,030.10	4,030

TOTAL RCN	240,201

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$187,400