

Key: 10372

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.605

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORZIATI CARL & ARTHUR TRS JUSTIN REALTY TRUST P O BOX 3077 POCASSET, MA 02559-3077				47.4-9-8				3 RED BROOK POND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORZIATI CARL & ARTHUR				05/07/1987	XX		5711-148				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEVELOPABLE LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	45,916	14	1.00	100	1.00	100	1.00	362,978	0.91	30	0.70 PEX 2.20	347,520

TOTAL	1.054 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CATAUMET	N	needs to combine 47.2/9.3, 9.4, 9.9, 9.11 / parcel 47.4 lot				LAND	347,500	197,700
Infl1	AVG	O	9.9 (5 Red brook pond drive) was merged into this parcel				BUILDING	0	0
N_Index	AVG	T	(47.4 - 9.8) / listed for \$325,000 5/2023 / drainage				DETACHED	0	0
		E	easement / added pond factor for fy24				OTHER	0	0
		TOTAL					347,500	197,700	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	