Key: 10374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,606

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORZIATI CARL TRS CARL FORZIATI RED BROOK RLTY TRUST PO BOX 3077 POCASSET, MA 02559	47.4-9-10	4 RED BROOK POND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORZIATI CARL TRS CARL	06/09/2021	F	10	34192-191
FORZIATI CARL A	07/10/2009	F	10	23879-30
FORZIATI CARL A &		XX		04302-0153

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	%
910005	01/07/1991	10	WOODSTOVE	2,342	02/01/1992	HS	100	100

LAND

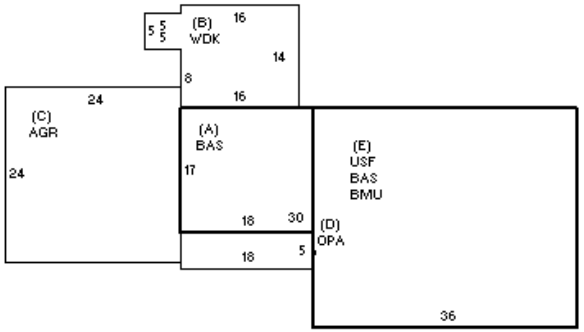
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,400	14 1.00	100 1.00	100 1.00	388,905	1.26	A 1.00	R08 1.65			329,600

TOTAL	29,403 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: ALSO OWNS CONTIGUOUS PARCEL 9.23 WHICH IS UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	329,600	291,700
BUILDING	410,500	363,200
DETACHED	0	0
OTHER	0	0
TOTAL	**740,100**	**654,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 10			0.00	

PHOTO 09/04/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/4/2008	SAL
LIST	9/4/2008	EST
REVIEW	9/8/2008	ER

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,466	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,386	1985	204.32	283,186
B	WDK	N	WOOD DECK	249		28.15	7,010
C	AGR	N	ATT GARAGE	576		67.18	38,694
D	OPA	N	OPEN PORCH	90		78.11	7,030
E	BMU	N	BSMT UNFINISHED	1,080		39.63	42,805
E	USF	L	UPPER STORY FIN	1,080	1985	113.00	122,043
	F21	O	FPL 2S 1OP	1		9,574.60	9,575
	FIX	O	XTRA FIXTURES	5		2,314.68	11,573
	MST	O	MAS/METAL STACK	1		4,337.80	4,338

TOTAL RCN	526,253

CONDITION ELEM	CD
EXTERIOR	A
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		$410,500