

Key: 10613

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.866

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLI EDMUND L III & CATHERINE R POLI PO BOX 278 CATAUMET, MA 02534				50.0-70-0				25 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLI EDMUND L III & ZELFOND ALEXANDER & MARIN				05/05/2021	QS	5,100,000	34082-36				
ZELFOND ALEXANDER & MARIN				09/21/2018	F	1	31545-4				
ZELFOND ALEXANDER & MARIN				10/20/2017	O	950,000	30843-291				

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 %
E-23-611	08/30/2023	3	ALT/RENO	6,000			0 0
B-22-272	09/01/2022	8	POOL	130,000	06/26/2023	SL	100 100
18547	06/21/2018	1	NEW CONSTRUC	2,100,000	01/13/2020	TL	100 100
18418	05/17/2018	5	DEMOLITIONS		08/16/2018	TL	100 100
05635	09/14/2005	4	DETACH.STRUC		01/26/2006	TL	100 100

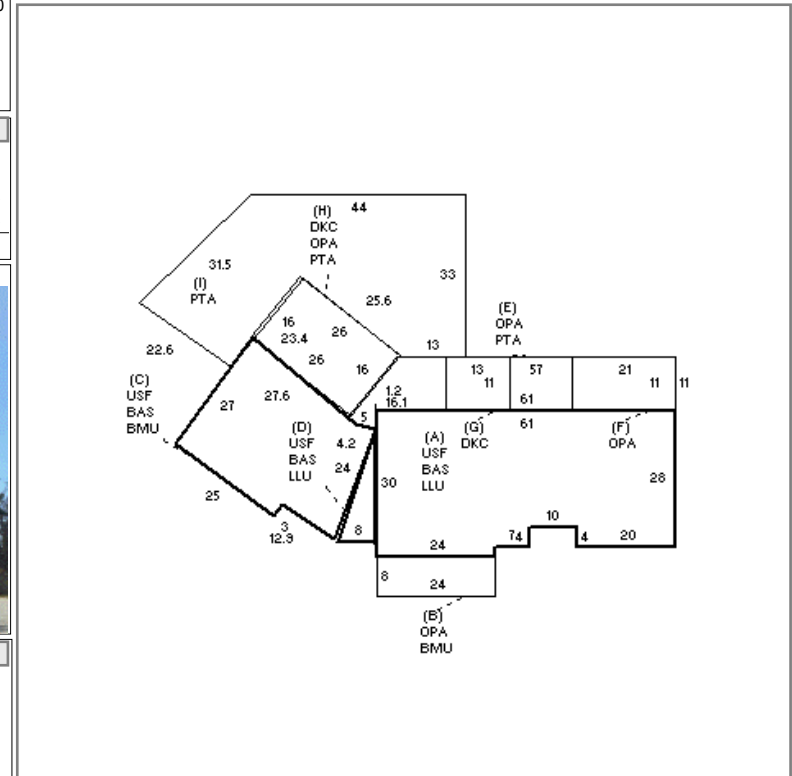
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	1,708,825	1.00	A	1.00	BEX	7.25		1,568,860
300	A	0.132	15	1.00	100	1.00	100	1.00	118,175	1.00	A	1.00	BEX	7.25		15,600

TOTAL	1.050 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Shared driveway w/ 23 Boulder Rd.	LAND	1,240,900	1,240,900			
Infl1	AVG		BUILDING	3,971,900	3,502,800			
N_Index	AVG		DETACHED	51,500	0			
			OTHER	0	0			
			TOTAL	5,264,300	4,743,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	S	3.00	10 0.90	16 X 38	2023	608	78.29	42,800
PTD	S	3.00	10 0.90	33 X 46	2023	910	10.58	8,700



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	EST
MODEL	1		RESIDENTIAL	LIST	6/21/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/30/2023	RP
QUALITY	S	3.30	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2019	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,971,893	
NET AREA	5,346	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	LLU	N	LOWER LEVEL UNF	1,801		117.25	211,164	CONDITION ELEM	CD	
\$NLA(RCN)	\$743	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,673	2019	629.61	1,682,941	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,673	2019	331.73	886,714	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,064		139.62	148,555	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	+	PTA	N	PATIO	2,706		52.06	140,882	BATHS	A	
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	1,530		207.62	317,655	HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	DKC	N	DECK-COMPOSITE	559		240.41	134,388	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	3		27,290.60	81,872			
				USE	0		1.00		ELV	O	ELEVATOR (MULTI	1		182,960.40	182,960			
									F22	O	FPL 2S 2OP	2		35,305.60	70,611			
									FIX	O	XTRA FIXTURES	14		8,153.76	114,153			
																	EFF.YR/AGE	2021 / 1
																	COND	1 1 %
																	FUNC	0
																	ECON	0
																	DEPR	0 % GD 100
																	RCNLD	\$3,971,900