

Key: 2283

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.297

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOZIO FREDERICK J & C/O VO ANDY 378 POND ST BRAintree, MA 02184				12.3-78-0				10 BRIDGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VO ANDY				05/30/2023	QS	300,000		35810-184			
SOZIO JEFFREY F				04/13/2023	F	1 35730-262					
SOZIO FREDERICK J &				06/19/2015	F	1 28951-158					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4000	100	BLDGS FOR MANUF OPS		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-234	08/21/2023	3	ALT/RENO	49,500			0 0
950149	04/05/1995	3	ALT/RENO	11,000	07/29/1996	JS	100 100
920409	07/27/1992	3	ALT/RENO	5,000	01/23/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,285	C-2	1.00	100 1.00	455,500	1.71	A	1.00	55	1.00	272,770

TOTAL	15,290 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	N O T E 118.86' frontage on Sandwich Rd	LAND	272,800	262,300		
Infl1	AVG		BUILDING	106,200	129,400		
N_Index	AVG		DETACHED	4,100	3,800		
			OTHER	0	0		
			TOTAL	383,100	395,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		6,908	1.20	4,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2020	RP
MODEL	5		CIM-5	LIST	9/30/2020	EST
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	9/30/2020	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,626	DETAIL ADJ	1.384	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	2,466	1880	84.26	207,787
\$NLA(RCN)	\$84	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	BAS	L	BASE AREA	160	1880	84.26	13,482
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	221,269	CONDITION ELEM	CD
EXTERIOR			F
INTERIOR			F
CDN/APP			F
EFF.YR/AGE	1961 / 61		
COND	52 52 %		
FUNC	0		
ECON	0		
DEPR	52 % GD	48	
RCNLD		\$106,200	

