

Key: 5357

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.501

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POZZA VICTOR C/O VICTOR POZZA JR 75 MONUMENT NECK RD BOURNE, MA 02532				26.1-136-0				5 STACKPOLE CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POZZA VICTOR					XX		04435-00193				

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	%
8375	10/15/1985	1	NEW CONSTRUC	40,000	03/01/1992	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	10,576 7	1.00	100	1.00	100	1.00	318,195	2.97	A	1.00	BAV 1.35	229,800

TOTAL	10,585 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	229,800	203,400			
Infl1	AVG		BUILDING	287,700	254,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>517,500</b>	<b>458,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2008	DB
MODEL	1		RESIDENTIAL	LIST	6/24/2008	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW	7/29/2008	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,623	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	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	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	290		63.60	18,444
B	OVH	L	OVERHANG	36	1986	195.73	7,046
C	LLU	N	LOWER LEVEL UNF	884		34.62	30,608
C	USF	L	UPPER STORY FIN	663	1986	117.51	77,908
+	BAS	L	BASE AREA	924	1986	214.31	198,020
E	CAN	N	CANOPY	20		16.70	334
	BMG	O	BSMT GARAGE	2		7,703.25	15,407
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	5		2,301.46	11,507

TOTAL RCN	368,793
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	\$287,700

