Key: 5463

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,607

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COCUZZO JOSEPH & ELAINE COCUZZ TRS COCUZZO FAM RLTY TRUST 515 VICENTE ST SAN FRANCISCO, CA 94116	26.2-44-0	78 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COCUZZO JOSEPH & ELAINE C	08/10/2010	F		24741-127/8
COCUZZO JOSEPH D TR OF TH	07/02/2002	F	1	15329-60,62
COCUZZO MARY A	07/02/2002	X		15329-54

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	%
EXB-23-390	06/28/2023	15	INSULATE/WEA	6,410			100	100
03541	08/12/2003	2	ADDITIONS	58,000	06/17/2004	JS	100	100
890210	04/24/1989	3	ALT/RENO	1,580	03/01/1990	RG	100	100

LAND

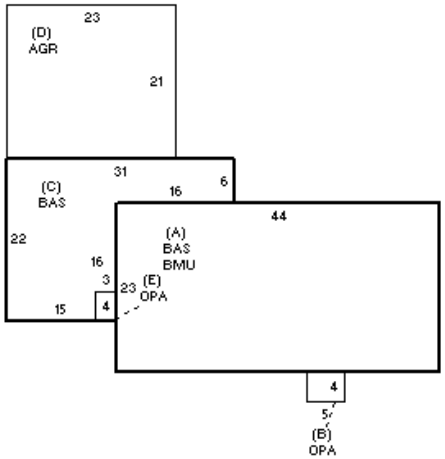
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,606	7 1.00	100 1.00	100 1.00	318,195	2.00	A 1.00	BAV 1.35			242,570

TOTAL	16,606 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	242,600	214,700
BUILDING	288,700	258,800
DETACHED	18,400	17,500
OTHER	0	0
TOTAL	**549,700**	**491,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+ 1.10	10 0.90	21 X 23	2005	483	42.34	18,400

PHOTO 06/17/2004

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/6/2005	TL
LIST	9/1/2005	EST
REVIEW	7/14/2017	DB

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,438	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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	BMU	N	BSMT UNFINISHED	1,012		39.25	39,722
A	BAS	L	BASE AREA	1,012	1971	197.47	199,842
+	OPA	N	OPEN PORCH	32		87.69	2,806
C	BAS	L	BASE AREA	426	2003	197.47	84,123
D	AGR	N	ATT GARAGE	483		66.53	32,133
	FIX	O	XTRA FIXTURES	3		2,292.40	6,877

TOTAL RCN	365,503

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$288,700