

Key: 5650

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.792

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
POZZA VICTOR JR 75 MONUMENT NECK RD BOURNE, MA 02532				26.4-6-0				75 MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POZZA VICTOR JR				01/28/2002	A	35,000	14746-306				
POZZA VICTOR				11/02/1987	XX		6007-273				

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	%
02709	10/22/2002	1	NEW CONSTRU	150,000	01/31/2005	TL	100	100

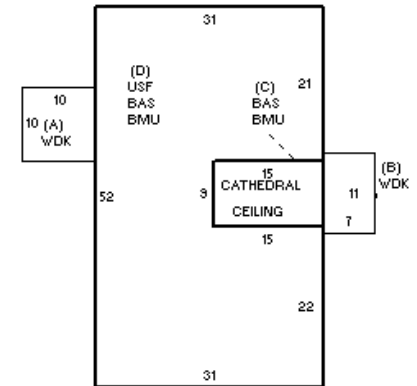
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	7	1.00	100	1.00	100	1.00	271,055	1.00	A	1.00	R04	1.15		248,850
300	A	2,552	7	1.00	100	1.00	100	1.00	18,745	1.00	A	1.00	R04	1.15		47,840

TOTAL	3.470 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	296,700	262,500			
Infl1	AVG		BUILDING	511,100	452,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	807,800	714,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2006	TL
MODEL	1		RESIDENTIAL	LIST	8/2/2006	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2011	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2002	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	601,313				
NET AREA	3,089	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	177		39.47	6,986	CONDITION ELEM	CD				
\$NLA(RCN)	\$195	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,612		33.46	53,933	EXTERIOR	A				
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,612	2002	203.73	328,408	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	1,477	2002	117.31	173,268	KITCHEN	A				
				FLOOR COVER	6	TILE	1.02		BMG	O	BSMT GARAGE	1		8,042.70	8,043	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	7		2,402.86	16,820	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02		JAC	O	JACUZZI	1		13,855.90	13,856	ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	2004 / 18		
																		COND	15 15 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	15	% GD	85
																		RCNLD	\$511,100		