Key: 769

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 770

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONCHECHOURT SEAN & REBECCA SFORZA MONCHECHOURT 9100 TAVISTOCK LAKES BLVD. ORLANDO, FL 32827	4.4-17-0	372 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONCHECHOURT SEAN &	07/25/2018	A	260,000	31425-68
SFORZA RUTH ANN TR	06/20/2014	F	100	28215-206
SFORZA RUTH ANN	01/17/1990	QS	139,000	7026-89

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

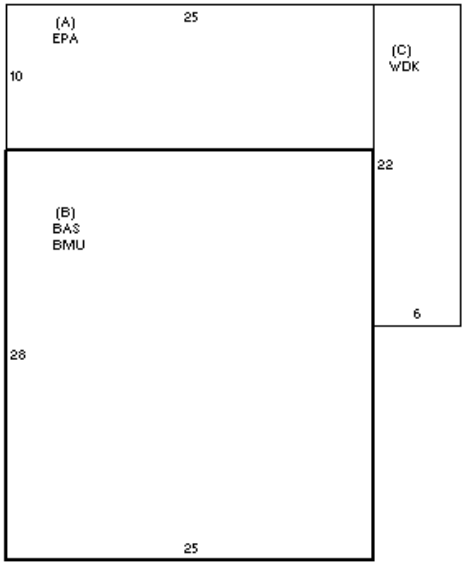
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,706	1 1.00	100 1.00	100 1.00	388,905	2.52	A 1.00	BAV 1.65			286,380

TOTAL	12,720 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	286,400	253,500
BUILDING	155,200	137,400
DETACHED	0	0
OTHER	0	0
TOTAL	441,600	390,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/18/2018

BLDG COMMENTS

BUILDING

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

MEASURE	1/21/2022	NMP
LIST	1/18/2018	EST
REVIEW	11/8/2018	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	700	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	5	VINYL	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	250		66.54	16,634
B	BMU	N	BSMT UNFINISHED	700		46.95	32,866
B	BAS	L	BASE AREA	700	1950	210.40	147,279
C	WDK	N	WOOD DECK	132		40.31	5,320
	FIX	O	XTRA FIXTURES	1		2,172.60	2,173

TOTAL RCN 204,272

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $155,200