Key: 8504

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,669

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS DOLORES REV TRUST DOLORES COLLINS TRS 3C MELVILLE CT POCASSET, MA 02559	39.0-70-41	3-C MELVILLE CT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS DOLORES REV TRUST	03/01/2022	QS	365,000	34939-290
LEUZZI VICTORIA P REV TRU	03/01/2022	F	1	34939-277-79
LEUZZI VICTORIA P TRS	09/14/2020	F	10	33255-114

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

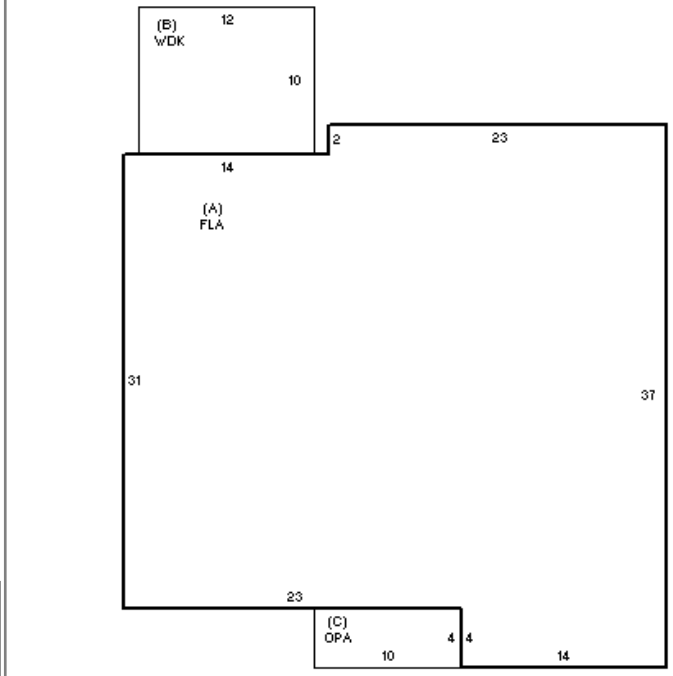
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-228	04/28/2023	3	ALT/RENO	12,393			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	29.230 Acres	ZONING		FRNT	0
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	389,600	344,800
DETACHED	0	0
OTHER	0	0
TOTAL	389,600	344,800



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/25/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		RES CONDO
STYLE	2	1.30	TOWN HOUSE MID [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2021	RP
LIST	9/2/2021	EST
REVIEW	9/2/2021	RP

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.450

CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
HALFBATHS	0	1.00
FIREPLACES	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	13	LILY POND 1	1.15
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	5	MULTI FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	11	CENTRAL AIR	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	2	OUTDOOR 2 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	FLA	L	LIVING AREA	1,249	1994	313.76	391,883
B	WDK	N	WOODDECK	120		26.10	3,132
C	OPA	N	OPEN PORCH ATTA	40		28.57	1,143
	LFT	L	LOFT	340	1994	64.38	21,889
	F11	O	FPL 1ST 1OP	1		10,131.20	10,131

TOTAL RCN	428,178

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A

EFF.YR/AGE	1994 / 28		
COND	9	9 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD	$389,600		