

Key: 10245

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.481

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GINSBERG LAURANCE & RENA O TRS RENA O GINSBERG REVOC TR 2016 118 ELGIN RD POCASSET, MA 02559				47.1-102-0				118 ELGIN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GINSBERG LAURANCE & RENA				05/15/2017	QS	622,500	30486-41					
PROULX STEPHEN P ETUX				02/25/2011	QS	555,000	25281-150					
SYLVA MARY A & BRIAN W TR				08/19/2005	F	1	20173-54					

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-23-596 14408	09/12/2023	14	SOLAR	23,500			100	100
	05/29/2014	3	ALT/RENO	5,000			100	100

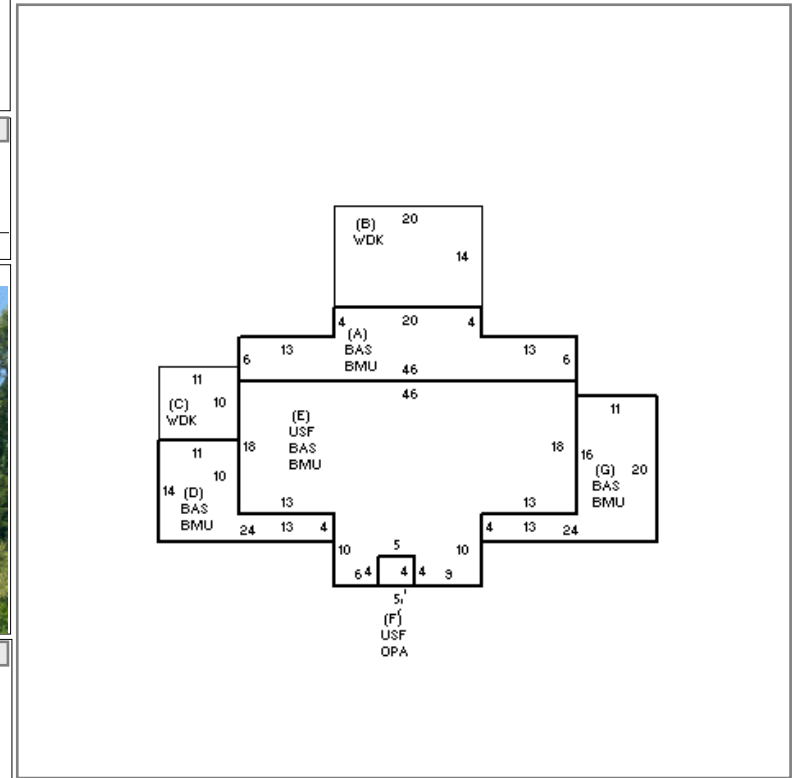
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	18,400	14	1.00	100	1.00	1.00	1.00	518,540	1.83	A	1.00	BA- 2.20		401,490

TOTAL	18,382 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	401,500	290,700			
Infl1	AVG		BUILDING	595,400	526,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	996,900	817,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2018	DB
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/7/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,870	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,842		38.81	71,496
\$NLA(RCN)	\$247	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,842	1986	231.84	427,057
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	390		27.96	10,904
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,028	1986	136.09	139,905
				FLOOR COVER	1	HARDWOOD	1.02	F	OPA	N	OPEN PORCH	20		124.42	2,488
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		9,330.60	9,331
				HEATING/COOLING	11	HT WATER CL AIR	1.05		F22	O	FPL 2S 2OP	1		12,070.30	12,070
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	7		2,787.61	19,513
				USE	0		1.00		JAC	O	JACUZZI	1		16,074.50	16,075

TOTAL RCN	708,839
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$595,400