Key: 10248

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,484

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COTUGNO ALBERT & DEBRA LEVINE TRS ALBERT J COTUGNO FAM TRUST 56 ELGIN RD POCASSET, MA 02559	47.1-105-0	56 ELGIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COTUGNO ALBERT & DEBRA LE	10/17/2018	F	100	31600-40
LEVINE DEBRA ETUX	04/28/2017	QS	675,000	30455-57
STORYBOOK PROPERTIES LLC	12/30/2015	O	430,000	29367-117

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

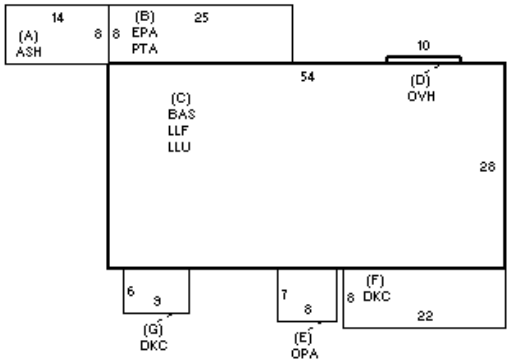
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-630	09/27/2023	3	ALT/RENO	68,000			0	0
		3	ALT/RENO		02/10/2023	SL	100	100
B-22-218	09/23/2022	9	DECK	215,000	02/10/2023	SL	100	100
18956	10/31/2018	14	SOLAR	32,500			100	100
18785	09/13/2018	3	ALT/RENO	20,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	14 1.00	100 1.00	100 1.00	942,800	1.78	A 1.00	BGD 4.00			733,760

TOTAL	18,992 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	Waterview from front of dwellng		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	733,800	454,600
BUILDING	467,500	370,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,201,300**	**825,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/10/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/10/2023	SL
LIST	2/27/2023	SL
REVIEW	6/23/2023	TL

YEAR BLT	1969	SIZE ADJ	0.995
NET AREA	3,034	DETAIL ADJ	1.000
$NLA(RCN)	$167	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	112		25.15	2,817
B	PTA	N	PATIO	200		15.30	3,061
B	EPA	N	ENCLOSED PORCH	200		80.03	16,007
C	LLU	N	LOWER LEVEL UNF	1,512		33.74	51,008
C	LLF	L	LOWER LEVEL FIN	1,512	1969	57.41	86,807
C	BAS	L	BASE AREA	1,512	1969	198.97	300,836
D	OVH	L	OVERHANG	10	1969	196.41	1,964
E	OPA	N	OPEN PORCH	56		83.12	4,655
+	DKC	N	DECK-COMPOSITE	230		68.10	15,662
	F12	O	FPL 1S 2OP	1		9,131.90	9,132
	FIX	O	XTRA FIXTURES	7		2,309.63	16,167

TOTAL RCN	508,115

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11		
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$467,500		