

Key: 10252

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.488

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
BERNARD TIMOTHY & MICHELLE BERNARD 72 ELGIN RD POCASSET, MA 02559		47.1-109-0	72 ELGIN RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BERNARD TIMOTHY & BLACK JANET TR		03/25/2020	U	310,000	32784-334	
BLACK JANET		04/12/2000	X		12941-195	
		12/22/1992	F		1 08370-00337	

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	%
B-20-235	08/24/2020	1	NEW CONSTRUC	675,000	03/22/2022	TL	100	100
		16	LAND REVIEW		02/21/2020	RP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,700	14	1.00	100	1.00	100	1.00	942,800	1.73	A	1.00	BGD	4.00			738,150

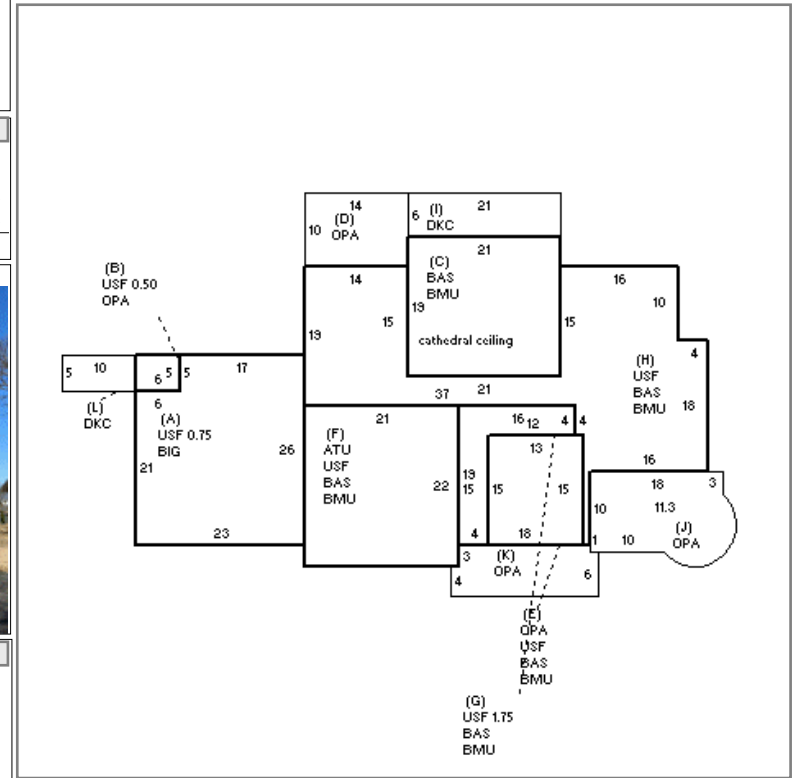
TOTAL	19,689 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	738,200	457,300			
Infl1	AVG		BUILDING	884,200	782,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,622,400	1,239,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	0.985
NET AREA	4,209	DETAIL ADJ	1.000
\$NLA(RCN)	\$210	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	16	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	568		92.60	52,595
EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	2,172	2020	102.32	222,246
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	721		69.50	50,113
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	2,037		33.94	69,127
FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,037	2020	202.97	413,458
INT. FINISH	1	PLASTER	1.00	F	ATU	N	ATTIC UNF	462		49.92	23,062
HEATING/COOLING	11	HT WATER CL AIR	1.05	+	DKC	N	DECK-COMPOSITE	176		74.16	13,051
FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP		1		10,403.60	10,404
USE	0		1.00	FIX	O	XTRA FIXTURES		12		2,515.07	30,181

TOTAL RCN	884,237
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$884,200