**Key: 10260**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.496

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BLACK JANET TR OF BLACK FAMILY<br>C/O BLACK JOEL<br>71 ELGIN RD<br>POCASSET, MA 02559 | 47.1-117-0 | 71 ELGIN RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BLACK JOEL | 11/20/2023 | A | 987,183 | 36096-137 |
| BLACK FAMILY NOMINEE TRUS | 05/02/2023 | F | 1 | 35762-194 |
| BLACK JANET TR OF BLACK F | 04/10/2009 | N | | 23600-205 |

| 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

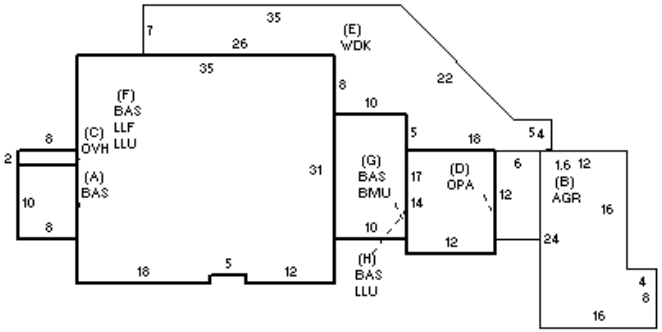
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 16,600 | 14 1.00 | 100 1.00 | 100 1.00 | 1,708,825 | 2.00 | A 1.00 | BVG 7.25 | | | 1,302,610 |

| TOTAL | 16,596 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CATAUMET |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,302,600 | 1,152,800 |
| BUILDING | 366,200 | 324,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,668,800** | **1,477,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 05/16/2000

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 | 2/15/2005 | TL |
| LIST | 2/15/2005 | TL |
| REVIEW | 2/15/2005 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1968 | SIZE ADJ | 1.000 |
| NET AREA | 2,594 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $181 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 10 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 100 | 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 | 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 |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,498 | 1968 | 187.12 | 280,311 |
| B | AGR | N | ATT GARAGE | 320 | | 71.19 | 22,782 |
| C | OVH | L | OVERHANG | 16 | 1968 | 184.75 | 2,956 |
| D | OPA | N | OPEN PORCH | 72 | | 78.17 | 5,628 |
| E | WDK | N | WOOD DECK | 523 | | 21.79 | 11,394 |
| + | LLU | N | LOWER LEVEL UNF | 1,250 | | 31.73 | 39,660 |
| F | LLF | L | LOWER LEVEL FIN | 1,080 | 1968 | 55.62 | 60,066 |
| G | BMU | N | BSMT UNFINISHED | 168 | | 62.61 | 10,519 |
| | BSF | N | BSMT SEMI-FIN | 170 | | 25.01 | 4,251 |
| | F12 | O | FPL 1S 2OP | 1 | | 8,588.40 | 8,588 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,172.20 | 10,861 |
| | JAC | O | JACUZZI | 1 | | 12,525.60 | 12,526 |

| TOTAL RCN | 469,543 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $366,200 |