

Key: 10300

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.537

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASTORILLI FRANCIS S ROBIN D MASTORILLI 32 ELGIN ROAD POCASSET, MA 02559				47.2-30-0				32 ELGIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASTORILLI FRANCIS S				09/23/2019	F	1	32319-1				
MASTORILLI ROBIN D				08/05/2019	F	1	32204-61				
KINNEAR GLENN B TRS OF				01/28/2016	F	1	29420-244				

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-23-240	04/20/2023	14	SOLAR	14,651			100	100
990209	04/30/1999	4	DETACH STRUC	1,426	11/02/1999	MS	100	100
930476	09/10/1993	1	NEW CONSTRUC	111,500	05/13/1994	JS	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	100	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	N O T E	FORMERLY ASSESSED AS 30 ELGIN RD THRU FY 1994			LAND	401,500	290,700
Infl1	AVG		BUILDING	391,900	351,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	793,400	641,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2001	EB
MODEL	1		RESIDENTIAL	LIST	5/17/2001	EB
STYLE	4	1.05	CAPE [100%]	REVIEW	5/17/2001	EB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,757	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,148		44.16	50,695
\$NLA(RCN)	\$282	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	168	1993	232.47	39,054
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	980	1993	232.47	227,820
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	609	1993	131.68	80,191
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	WDK	N	WOOD DECK	233		31.36	7,307
				INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	484		74.85	36,226
				HEATING/COOLING	2	HOT WATER	1.02	F	PTA	N	PATIO	20		20.41	408
				FUEL SOURCE	2	GAS	1.00		BMF	N	BSMT FINISH	532		53.06	28,227
				USE	0		1.00		F21	O	FPL 2S 1OP	1		10,667.60	10,668
									FIX	O	XTRA FIXTURES	6		2,579.00	15,474

TOTAL RCN	496.069
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1998 / 24	
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$391,900

