Key: 15449

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,786

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCAVOTTO JOHN & ELEANORE CO-TR JOHN SCAVOTTO TRUST 5 ELGIN ROAD POCASSET, MA 02559	47.2-76-0	5 ELGIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCAVOTTO JOHN & ELEANORE	04/11/2019	F	10	31944-261`
SCAVOTTO JOHN &	12/16/2015	QS	685,000	29338-226
CAMELIO JOAL D ETUX	01/19/2010	QS	639,900	24311-202

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	%
14512	07/01/2014	4	DETACH.STRUC	4,000	02/03/2015		100	100
200634	10/13/2000	1	NEW CONSTRUC	180,000	01/02/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BA-	2.20			476,070
300	A	0.004	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA-	2.20			140

TOTAL	40,177 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

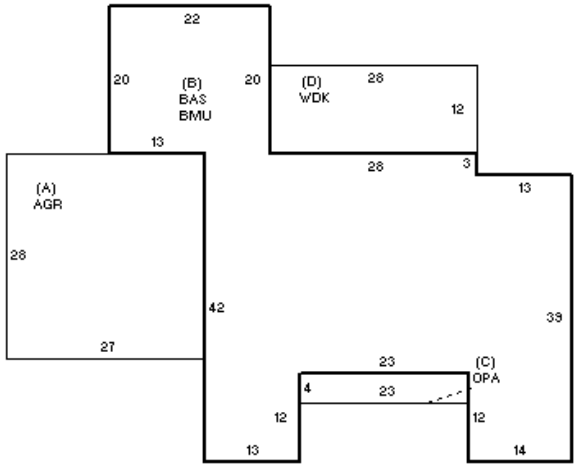
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	476,200	344,800
BUILDING	636,200	563,000
DETACHED	7,600	7,200
OTHER	0	0
TOTAL	**1,120,000**	**915,000**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10	0.90	20X20	2014	400	16.23	5,800
OPS	A	1.00	10	0.90	6X20	2014	120	16.80	1,800

PHOTO 08/19/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2021	RP
LIST	8/19/2021	EST
REVIEW	8/19/2021	RP

YEAR BLT	2000	SIZE ADJ	1.005
NET AREA	2,225	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	756		63.80	48,233
B	BMU	N	BSMT UNFINISHED	2,225		31.53	70,165
B	BAS	L	BASE AREA	2,225	2000	188.61	419,665
C	OPA	N	OPEN PORCH	92		78.87	7,256
D	WDK	N	WOOD DECK	336		23.44	7,877
	BMF	N	BSMT FINISH	2,000		30.97	61,949
	FIX	O	XTRA FIXTURES	6		2,337.22	14,023
	GFP	O	GAS FIREPLACE	1		7,023.70	7,024

TOTAL RCN	636,193

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$636,200