

Key: 15454

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.790

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
GILBERT MICHAEL T & NANCY J 3 ELGIN ROAD POCASSET, MA 02559		47.2-75-0		3 ELGIN RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GILBERT MICHAEL T & NANCY		06/19/2019	QS	870,000	32100-87
POLETTO DEBRA &		02/08/2002	QS	636,185	14799-294
GOOD BUILDERS INC		02/08/2002	F	95,400	14799-291

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 %
PL-21-197	07/07/2021	3	ALT/RENO	1,000	01/28/2022		100 100
02103	03/06/2002	8	POOL	14,000	10/31/2003	TL	100 100
01192	04/20/2001	1	NEW CONSTRU	320,000	03/20/2002	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	0.064	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA-	2.20		2,300

DETACHED

TOTAL	42,776 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	478,400	346,400		
Infl1	AVG		BUILDING	703,800	630,100		
N_Index	AVG		DETACHED	17,400	16,500		
			OTHER	0	0		
			TOTAL	1,199,600	993,000		

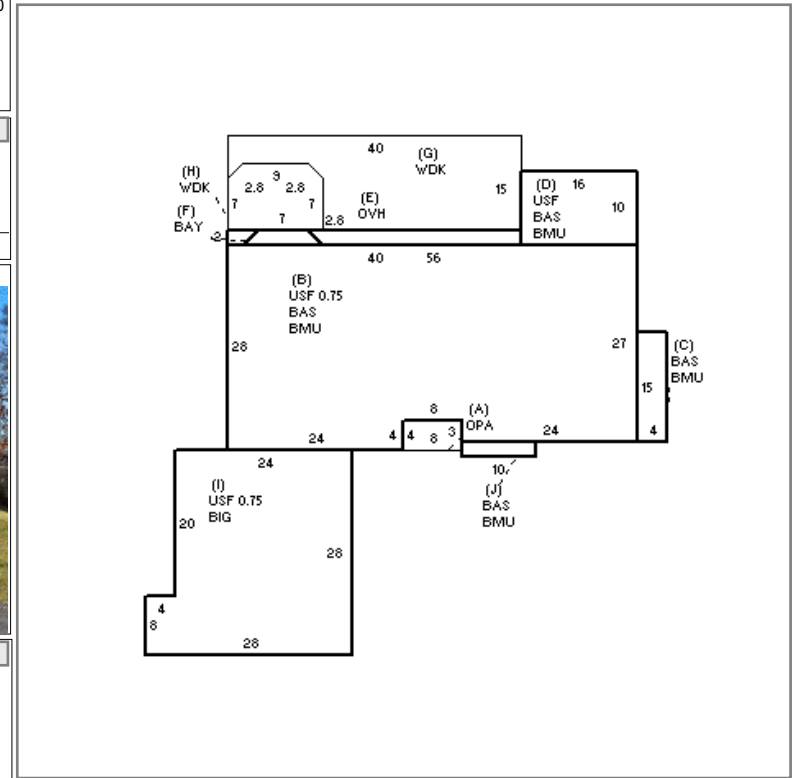
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	18 X 32	2002	576	33.49	17,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/30/2019	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/30/2019	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



LAND

YEAR BLT	2000	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	827,948
NET AREA	3,672	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	32		101.14	3,237		
\$NLA(RCN)	\$225	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,752		36.81	64,494		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,752	2000	219.88	385,234		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,822	2000	129.07	235,170		
				FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	80	2000	224.83	17,986		
				INT. FINISH	2	DRYWALL	1.00	F	BAY	L	BAYWINDOW	18	2000	224.84	4,047		
				HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	WOOD DECK	713		26.52	18,907		
				FUEL SOURCE	2	GAS	1.00	I	BIG	N	BUILT-IN GARAGE	704		91.56	64,455		
				USE	0		1.00	F21	O	FPL 2S 1OP	1		10,936.00	10,936			
								FIX	O	XTRA FIXTURES	6		2,643.90	15,863			
								HTB	O	HOT TUB	1		7,618.80	7,619			

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

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$703,800