

Key: 10125

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.363

LEG
AL
LAND

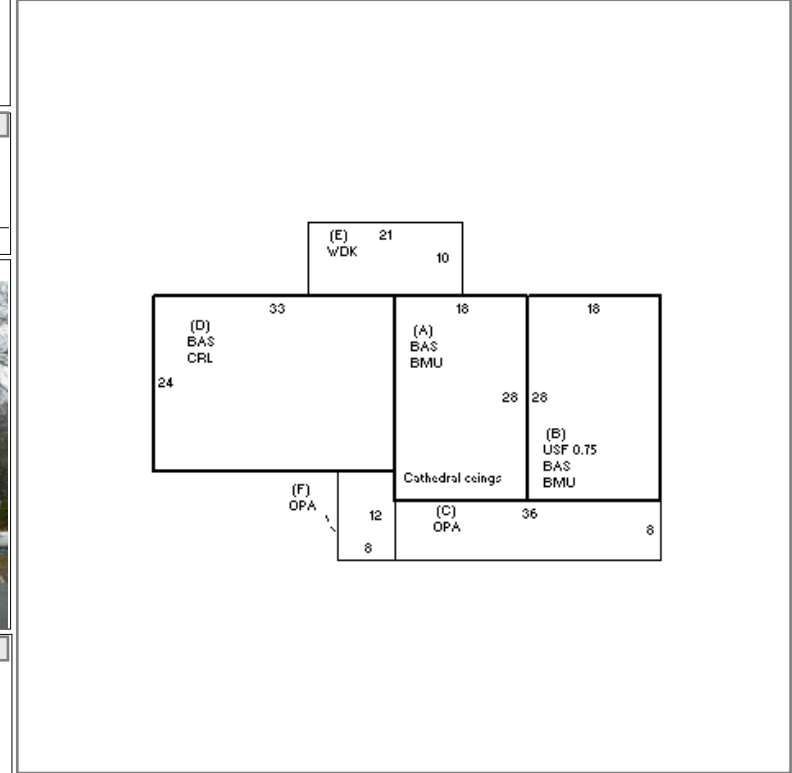
CURRENT OWNER				PARCEL ID				LOCATION			
RUSSELL WARREN K 56 CLUBHOUSE DRIVE POCASSET, MA 02559				47.0-23-0				56 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSELL WARREN K				11/06/2017	QS	497,000	(214603)				
RUBINO GEORGE M JR &				12/19/1996	QS	40,000	(143013)				

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	%
191087	11/22/2019	3	ALT/RENO	9,600	12/02/2019	RO	100	100
19622	07/12/2019	4	DETACH.STRUC	7,493	12/02/2019	RP	100	100
		12	CYCLICAL		08/22/2018	DB	100	100
01782	12/17/2001	2	ADDITIONS	68,000	12/16/2002	TL	100	100
960603	12/10/1996	1	NEW CONSTRUC	130,000	02/03/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,000	11	1.00	100	1.00	100	1.00	271,055	1.24	A	1.00	R08	1.15			230,810

TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,800	195,400			
Infl1	AVG		BUILDING	465,800	417,100			
N_Index	AVG		DETACHED	23,000	22,000			
			OTHER	0	0			
TOTAL				719,600	634,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	22 X 24	528	43.60	20,700
SHF	A	1.00	10 0.90	10X16	160	15.95	2,300



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2019	RP
MODEL	1		RESIDENTIAL	LIST	12/2/2019	RP
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	554,559																	
NET AREA	2,178	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,008		42.33	42,667	CONDITION ELEM	CD																	
\$NLA(RCN)	\$255	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,008	1997	205.59	207,237	EXTERIOR	A																	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	378	1997	127.72	48,279	INTERIOR	A																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	384		68.31	26,232	KITCHEN	G																	
				FLOOR COVER	1	HARDWOOD	1.02	D	CRL	N	BSMT CRAWL	792		29.82	23,617	BATHS	A																	
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	792	2001	205.59	162,829	HEAT	A																	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	WDK	N	WOOD DECK	210		30.06	6,314	ELECT	A																	
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		9,307.10	9,307																			
				USE	0		1.00		FIX	O	XTRA FIXTURES	9		2,471.93	22,247																			
									KIT	O	EXTRA KITCHEN	1		5,830.60	5,831																			
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2003 / 19</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>16</td> <td>16 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>16</td> <td>% GD 84</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$465,800</td> </tr> </tbody> </table>																	EFF.YR/AGE	2003 / 19		COND	16	16 %	FUNC	0		ECON	0		DEPR	16	% GD 84	RCNLD	\$465,800	
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