

Key: 10126

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.364

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| ROPER DONNA & WILLIAM BURGERS 58 CLUBHOUSE DRIVE POCASSET, MA 02559 | | | | 47.0-24-0 | | | | 58 CLUBHOUSE DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROPER DONNA & ROPER DONNA | | | | 11/17/2003 | F | | (171270) | | | | |
| COCHRAN CHARLES M SR & | | | | 09/26/2003 | QS | 322,500 | (170699) | | | | |
| | | | | 08/06/1992 | A | | 1 (127444) | | | | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|------|-----|------------|-----------|
| 100 | S | 30,006 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R08 | 1.15 | 230,820 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 30,013 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 230,800 | 195,400 | | | |
| Infl1 | AVG | | BUILDING | 313,000 | 277,000 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 543,800 | 472,400 | | | | |

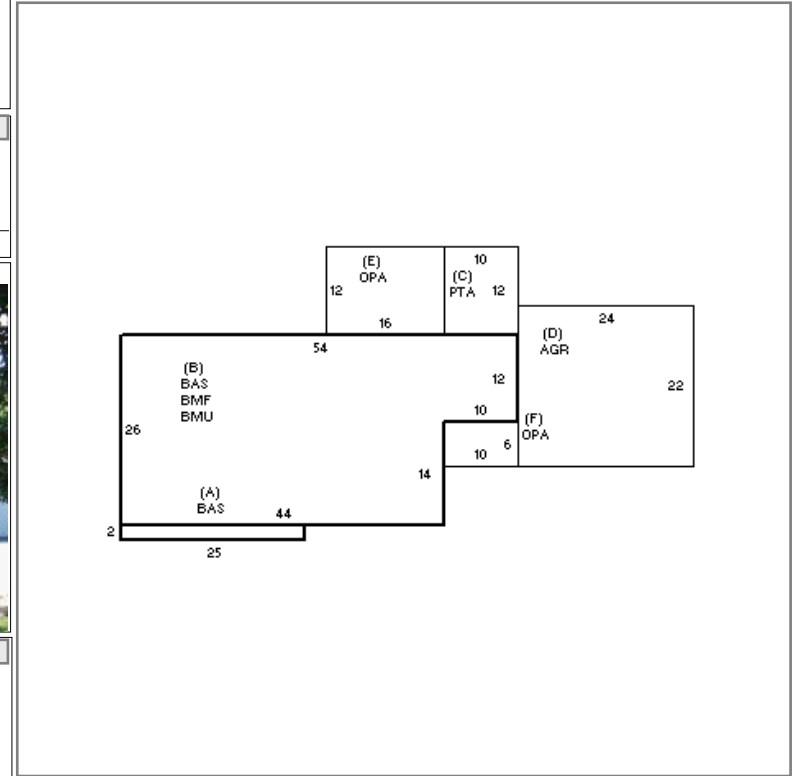
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 20 0.80 8X12 | | | 0.00 | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 10/2/2023 | SL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/2/2023 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 10/2/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| 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 | % |
| | | | | | | | | |



| YEAR BLT | 1984 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,314 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$298 | OVERALL | 0.990 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 8 | 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 | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 50 | 1984 | 188.89 | 9,445 |
| B | BMU | N | BSMT UNFINISHED | 1,264 | | 32.10 | 40,576 |
| B | BMF | N | BSMT FINISH | 1,264 | | 30.56 | 38,622 |
| B | BAS | L | BASE AREA | 1,264 | 1984 | 188.89 | 238,761 |
| C | PTA | N | PATIO | 120 | | 14.36 | 1,723 |
| D | AGR | N | ATT GARAGE | 528 | | 62.10 | 32,791 |
| + | OPA | N | OPEN PORCH | 252 | | 59.14 | 14,903 |
| F | F11 | O | FPL 1S 1OP | 1 | | 8,056.90 | 8,057 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,140.00 | 6,420 |

| TOTAL RCN | 391,299 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1999 / 23 |
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$313,000 |