

Key: 10131

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POKRAKA GLENN R 68 CLUBHOUSE DR POCASSET, MA 02559				47.0-29-0				68 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POKRAKA GLENN R				09/09/2020	QS	510,000	(223653)				
JONES TIMOTHY TR				06/04/2010	F	1	(191593)				
PLUGGE TRACY S				01/15/2004	QS	329,900	(171863)				

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	%
16613	07/21/2016	3	ALT/RENO		05/18/2021	RP	100	100
15591	07/14/2015	14	SOLAR	13,000	08/30/2016		100	100
		3	ALT/RENO	19,400	08/30/2016		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	32,015	11	1.00	100	1.00	100	1.00	271,055	1.18	A	1.00	R08	1.15			234,440

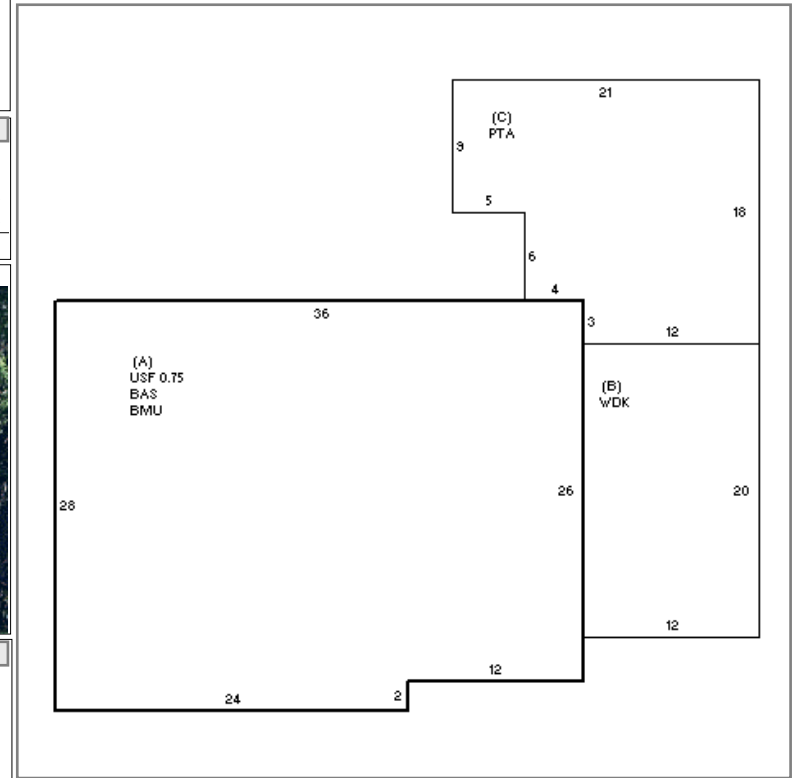
TOTAL	32,017 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	234,400	198,500			
Infl1	AVG		BUILDING	402,700	356,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			637,100		554,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	8 X 12		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,722	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	984		42.54	41,857
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	984	1983	231.33	227,631
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	738	1983	126.84	93,610
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	240		30.21	7,251
FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	321		15.86	5,092
INT. FINISH	2	DRYWALL	1.00	BGF	N	N	BSMT GOOD FINIS	300		87.64	26,291
HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		10,276.10	10,276
FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	3		2,484.37	7,453
USE	0		1.00								

TOTAL RCN	419,461
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$402,700
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