Key: 10133

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,371

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALADE VICTOR T & BONNIE L VALADE 72 CLUBHOUSE DR POCASSET, MA 02559-2108	47.0-31-0	72 CLUBHOUSE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALADE VICTOR T &	06/30/1994	QS	162,500	(134275)
WETHERELL NEAL F	02/28/1991	QS	147,500	(122752)
BYRON GERARD E	10/28/1988	N		(87617)

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	%
07220	05/07/2007	2	ADDITIONS	15,700	10/04/2007	JB	100	100
980125	03/20/1998	4	DETACH.STRUC	2,535	02/12/1999	JS	100	100
920098	03/09/1992	4	DETACH.STRUC	700	04/21/1993	JS	100	100

LAND

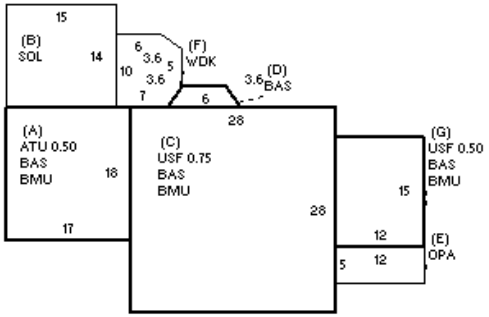
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,002	11 1.00	100 1.00	100 1.00	271,055	1.47	A 1.00	R08 1.15			219,980

TOTAL	24,002 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	220,000	186,200
BUILDING	393,000	347,800
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**615,100**	**536,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100
SHF	A 1.00	A 0.75	8 X 10			0.00	
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 07/07/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/3/2023	SL
LIST	10/3/2023	VER
REVIEW	10/3/2023	SL

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,972	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,270		37.94	48,190
A	ATU	N	ATTIC UNF	153		50.20	7,681
B	SOL	N	SOLARIUM	210		102.43	21,510
+	USF	L	UPPER STORY FIN	678	1985	129.15	87,563
+	BAS	L	BASE AREA	1,294	1985	223.28	288,920
E	OPA	N	OPEN PORCH	60		91.02	5,461
F	WDK	N	WOOD DECK	84		52.26	4,390
	F11	O	FPL 1S 1OP	1		9,523.50	9,524
	F21	O	FPL 2S 1OP	1		10,463.00	10,463
	FIX	O	XTRA FIXTURES	3		2,529.53	7,589

TOTAL RCN	491,291

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		$393,000