Key: 10134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,372

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BODJIAK ROBERT & KATHLEEN **74 CLUBHOUSE DRIVE** **POCASSET, MA 02559**	**47.0-32-0**	**74 CLUBHOUSE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BODJIAK ROBERT & KATHLEEN	11/07/2019	N	315,000	(221047)
GRIFFITHS HEIDI S	03/31/1989	F	100	(117181)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

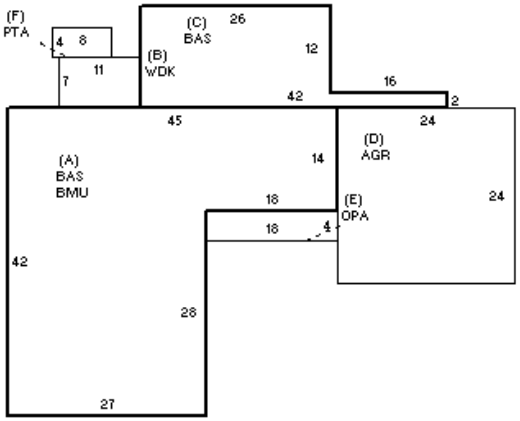
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-23-235	08/02/2023	3	ALT/RENO	1,000			0	0
EXB-22-675	10/07/2022	14	SOLAR	56,473			100	100
20239	03/19/2020	15	INSULATE/WEA	8,100			100	100
14617	07/30/2014	3	ALT/RENO	7,400			100	100
940222	05/16/1994	9	DECK	10,000	05/22/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	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	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	220,000	186,200
BUILDING	345,000	284,900
DETACHED	0	0
OTHER	0	0
TOTAL	**565,000**	**471,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	80 0.20	8 X 12			0.00	

PHOTO 09/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2008	SAL
LIST	9/9/2020	EST
REVIEW	9/9/2020	RP

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,782	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,386		34.56	47,896
B	WDK	N	WOOD DECK	77		47.59	3,665
+	BAS	L	BASE AREA	1,782	1981	191.59	341,409
D	AGR	N	ATT GARAGE	576		66.86	38,509
E	OPA	N	OPEN PORCH	72		82.90	5,969
F	PTA	N	PATIO	32		16.63	532
	F11	O	FPL 1S 1OP	2		8,673.15	17,346
	FIX	O	XTRA FIXTURES	2		2,303.50	4,607

TOTAL RCN	459,933

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

EFF.YR/AGE	1994 / 28		
COND	25	25 %	
FUNC	0	uc	
ECON	0		
DEPR	25	% GD	75
RCNLD			$345,000