

Key: 10137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.375

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELDON KATHARINE & DALE TRS KATHARINE C WELDON REV TRUST 71 CLUBHOUSE DR POCASSET, MA 02559				47.0-35-0				71 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELDON KATHARINE & DALE T				09/26/2022	F	1	(231156)				
WELDON KATHARINE C &				09/26/2022	F	1	(231155)				
WELDON KATHARINE C&DALE K				10/13/2017	F	1	(214351)				

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 %
191160	12/06/2019	3	ALT/RENO	8,570	03/03/2020	RP	100 100
16581	07/12/2016	14	SOLAR	7,800	01/29/2020	TL	100 100
02167	03/28/2002	2	ADDITIONS	40,000	08/25/2016	TL	100 100

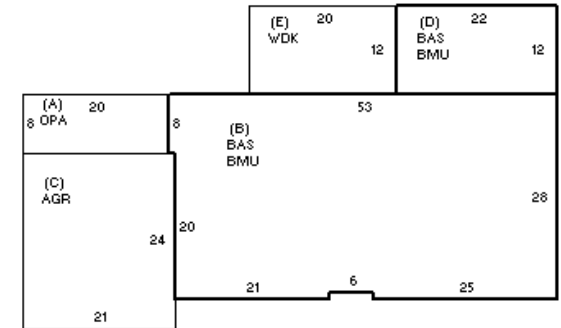
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,039	11	1.00	100	1.00	100	1.00	271,055	1.24	A	1.00	R08	1.15			230,880

TOTAL	30,056 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,900	195,500			
Infl1	AVG		BUILDING	373,500	330,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		604,400	526,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/3/2020	RP
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,367
NET AREA	1,722	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	160		68.65	10,984	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,722		31.15	53,635	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,458	1986	186.04	271,250	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	504		64.92	32,720	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	264	2002	186.04	49,116	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	240		27.21	6,529	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F11	O	FPL 1S 1OP	1		8,422.10	8,422	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,237.00	6,711			
				USE	0		1.00										
				EFF.YR/AGE 2004 / 18													
				COND 15 15 %													
				FUNC 0													
				ECON 0													
				DEPR 15 % GD 85													
				RCNLD \$373,500													