

Key: 8941

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.136

LEG
AL
LAND

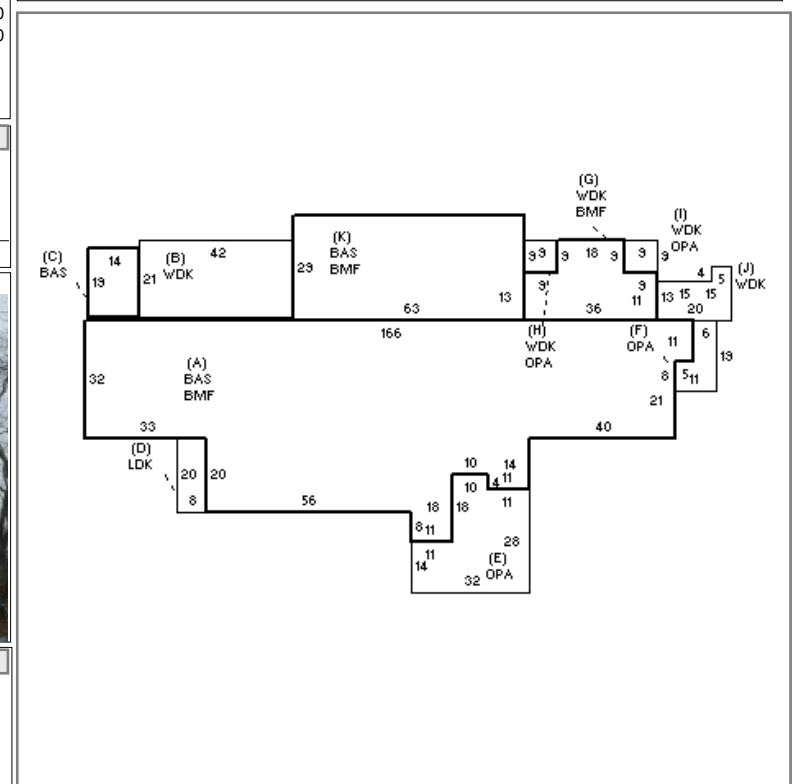
CURRENT OWNER		PARCEL ID		LOCATION	
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489		43.0-10-0		24 CLUBHOUSE DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POCASSET GOLF CLUB		01/04/1989	QS	4,300,000	(156765)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt			1	1 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18286	04/11/2018	7	SIGN	6,608	03/13/2020	RP	100 100
14991	11/18/2014	3	ALT/RENO	367,888	01/13/2015	JB	0 100
11010	01/14/2011	3	ALT/RENO	8,000	06/07/2012	JB	0 100
09062	03/09/2009	3	ALT/RENO	15,000	10/02/2009	JB	0 100
07455	07/31/2007	2	ADDITIONS	2,000,000	10/02/2009	JB	0 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	217,800	C-6	1.00	PCG 0.45	100	1.00	204,975	1.00	A	1.00	55	1.00	1,024,880
203	A	113,500	C-6	1.00	PCG 0.45	100	1.00	71,775	1.00	A	1.00	55	1.00	805
805	A	15,000	C-6	1.00	PCG 0.45	100	1.00	47,700	1.00	A	1.00	55	1.00	805

TOTAL	118.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N O T E	Combined with Parcel #5; PRIME SITES REP. SUPPORT LAND FOR IMPROVEMENTS; SEC REP. GOLF COURSE			LAND	3,240,380	3,123,110
Infl1	POCASSETT GOLF		BUILDING	863,400	830,100			
N_Index	AVG		DETACHED	88,400	83,300			
						OTHER	591,800	533,700
						TOTAL	4,783,980	4,570,210

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12X16 OLD PM	192	15.95	1,500
LH1	A	1.00	50 0.50		12	845.50	5,100
PM1	A	1.00	50 0.50		1	1,666.80	800
TN1	A	1.00	50 0.50		2,020	1.40	1,400
SHC	A	1.00	50 0.50	18X18	324	20.50	3,300
SHF	A	1.00	50 0.50	16X12	192	15.95	1,500
SHF	A	1.00	50 0.50	12X16 OLD PM	192	15.95	1,500
C08	A	1.00	50 0.50		500	11.70	2,900
PAV	A	1.00	50 0.50	PKG/DRIVES,	50,000	1.20	30,000
BBN	E	1.90	30 0.70	20X30 PMP HS	600	72.38	30,400
SHF	E	1.90	30 0.70	14X16	224	28.94	4,500
LH1	A	1.00	50 0.50		13	845.50	5,500



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	RP
STYLE	72	1.10	COUNTRY CLUB [100%]	REVIEW		
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETAILED BUILDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,052,970		
NET AREA	18,328	DETAIL ADJ	1.087	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN	6,889	1971	29.20	201,151	CONDITION ELEM	CD		
\$NLA(RCN)	\$57	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	6,889	1971	72.42	498,886			EXTERIOR	G
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	1,914		31.08	59,495			INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BASE AREA	266	2007	72.42	19,263			CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	D	LDK	N	LOADING DOCK	160		19.08	3,053				
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	1,098		20.43	22,429				
				HEATING/COOL	9	WARM/COOL AIR	1.00	G	BMF	L	BSMT FIN	630	2007	29.20	18,395				
				FUEL SOURCE	2	GAS	1.00	K	BMF	L	BSMT FIN	1,827	2007	29.20	53,346				
				NAF	0		1.00	K	BAS	L	BASE AREA	1,827	2007	72.42	132,307				
									ELP	O	PASSGR. ELEV.	1		38,425.90	38,426				
									F11	O	FPL 1S 1OP	1		6,219.90	6,220				
																EFF.YR/AGE	2004 / 18		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	18 % GD 82		
																RCNLD	\$863,400		

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Town of Bourne - Fiscal Year 2024

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489				43.0-10-0				24 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt					3	3 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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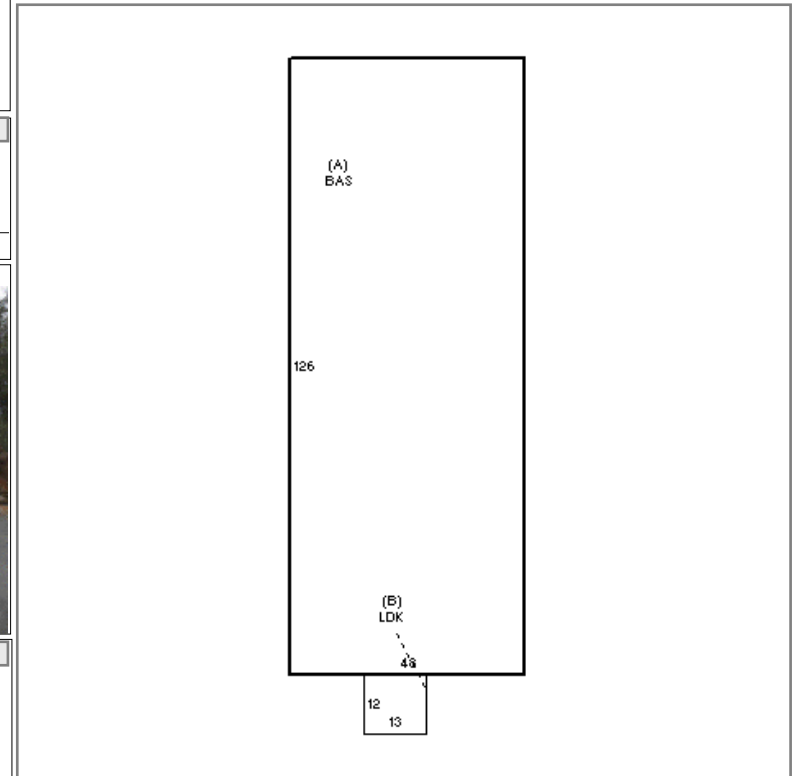
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	172,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	RP
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,048	DETAIL ADJ	0.635	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,048	1996	36.59	221,308
\$NLA(RCN)	\$37	OVERALL	1.000	EXT. COVER	3	ALUMINUM	1.00	B	LDK	N	LOADING DOCK	156		18.80	2,933
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98								
STORIES	1	UNITS	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	0	ADJ	.95	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				NAF	0		1.00								

TOTAL RCN	224,241	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1997 / 25	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$172,700	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489				43.0-10-0				24 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt				4	4 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

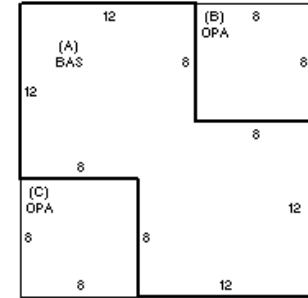
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	22,500	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/12/2000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	RP
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	28,451	
NET AREA	272	DETAIL ADJ	0.856	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	272	2000	96.64	26,287	CONDITION ELEM	CD	
\$NLA(RCN)	\$105	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	128		16.91	2,164			EXTERIOR
CAPACITY				ROOF SHAPE	2	HIP	1.00									INTERIOR	A	
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								CDN/APP	A		
% HEATED	0		.95	FLOOR COVER	5	VINYL	1.00											
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00											
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95											
				FUEL SOURCE	8	NONE	1.00											
				NAF	0		1.00											
																EFF.YR/AGE	2001 / 21	
																COND	21 21 %	
																FUNC	0	
																ECON	0	
																DEPR	21 % GD 79	
																RCNLD	\$22,500	

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Town of Bourne - Fiscal Year 2024

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LEGAL

LAND

DETACHED

BUILDING

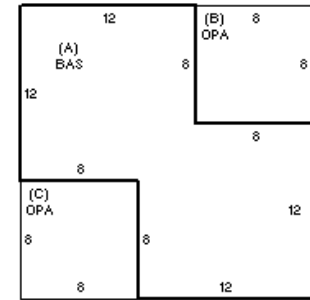
CURRENT OWNER				PARCEL ID				LOCATION			
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489				43.0-10-0				24 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt					5	5 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	22,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	272	DETAIL ADJ	0.856	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	272	2000	96.64	26,287
\$NLA(RCN)	\$105	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	128		16.91	2,164
CAPACITY				ROOF SHAPE	2	HIP	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	0		.95	FLOOR COVER	5	VINYL	1.00								
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00								
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				NAF	0		1.00								

TOTAL RCN	28,451	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2001 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$22,500	

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Town of Bourne - Fiscal Year 2024

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489				43.0-10-0				24 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD		
0380	100	Mixed-Comm/Chpt				6	6	6 of 7		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		

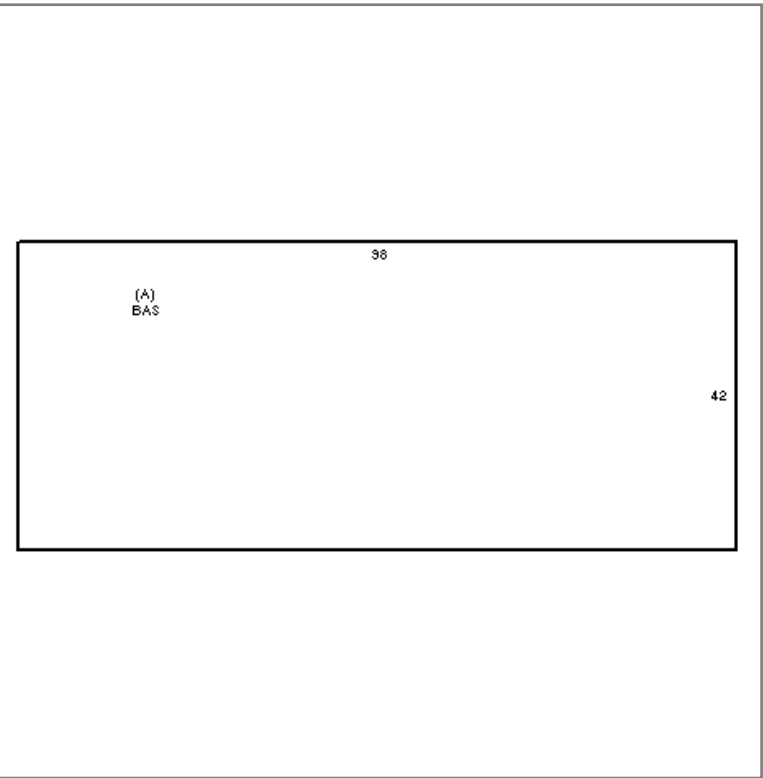
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	134,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	RP
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

G

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	170,423	
NET AREA	4,116	DETAIL ADJ	0.676	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,116	2001	41.41	170,423	CONDITION ELEM CD		
\$NLA(RCN)	\$41	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR		
STORIES	0		1.00	ROOF COVER	10	METAL	1.00									CDN/APP		
% HEATED	0		.95	FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 2001 / 21		
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95									COND 21 21 %		
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95									FUNC 0		
				FUEL SOURCE	0		1.00									ECON 0		
				NAF	0		1.00									DEPR 21 % GD 79		
																	RCNLD	\$134,600

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LEGAL

LAND

DETACHED

BUILDING

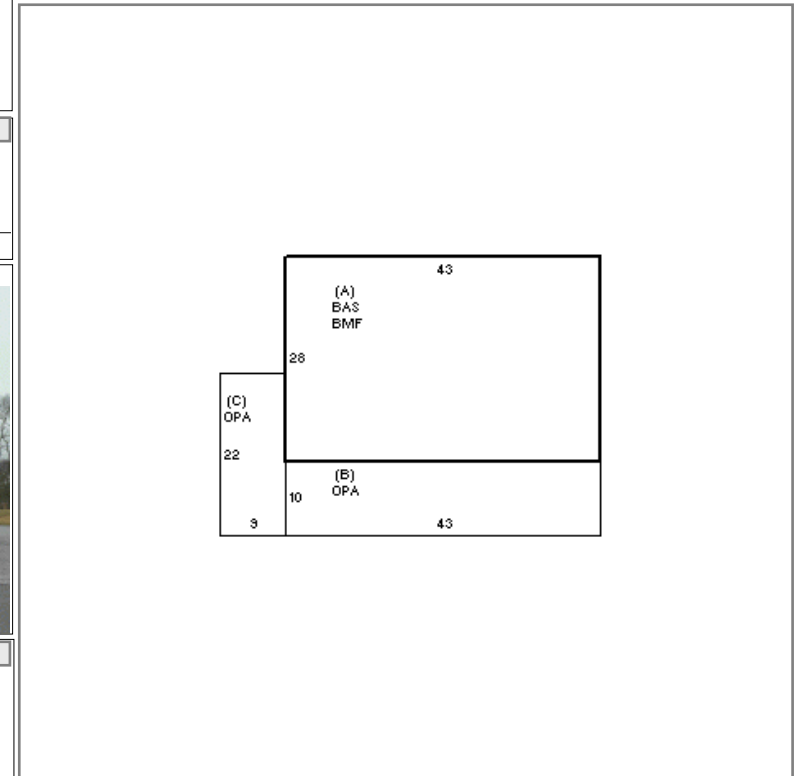
CURRENT OWNER		PARCEL ID		LOCATION	
POCASSET GOLF CLUB PO BOX 1489 POCASSET, MA 02559-1489		43.0-10-0		24 CLUBHOUSE DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0380	100	Mixed-Comm/Chpt			6	7	7 of 7
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	117,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	3/13/2020	RP
MODEL	5		CIM-5	LIST	3/13/2020	RP
STYLE	83	1.10	PRO SHOP [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,408	DETAIL ADJ	1.063	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN	1,204	2005	31.13	37,483
\$NLA(RCN)	\$59	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,204	2005	77.21	92,965
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	628		16.90	10,616
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	141,064
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$117,100