

Key: 8977

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.178

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PORRO DANIEL J & JEAN M TRS 12 BENNETS NECK DRIVE RLTY TR 48 CLUBHOUSE DR POCASSET, MA 02559				43.0-46-0				48 CLUBHOUSE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PORRO DANIEL J & JEAN M T				09/01/2021	QS	515,000	(227425)					
MCCARTHY BRENDAN J &				11/27/2018	F	100	(217986)					
MCCARTHY BRENDAN J				05/01/2000	QS	220,000	(157497)					


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	%
		3	ALT/RENO		01/10/2022	TL	100	100
EXB-21-782	10/26/2021	3	ALT/RENO	5,500	10/20/2021	TL	100	100
EXB-21-755	10/18/2021	3	ALT/RENO	12,000	10/20/2021	TL	100	100
EXB-20-383	10/18/2021	3	ALT/RENO	12,000	10/20/2021	TL	100	100
EXB-21-755	10/18/2021	15	INSULATE/WEA	12,000			100	100

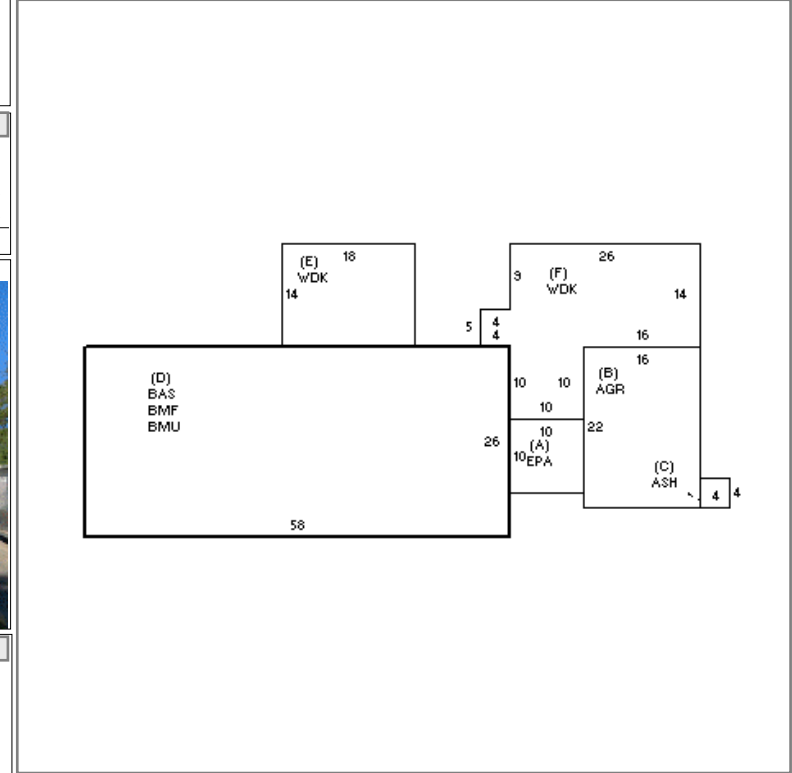
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,015	11	1.00	100	1.00	100	1.00	271,055	1.58	A	1.00	R08	1.15			216,390

TOTAL	21,998 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	216,400	183,200			
Infl1	AVG		BUILDING	404,500	357,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	620,900	541,100			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/20/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/20/2021	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	1/10/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	499.371
NET AREA	1,508	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	100		87.23	8,723		
\$NLA(RCN)	\$331	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	352		74.76	26,315		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	16		26.64	426		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,508		34.22	51,601		
				FLOOR COVER	1	HARDWOOD	1.02	D	BMF	N	BSMT FINISH	1,508		32.57	49,116		
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	1,508	1976	196.50	296,320		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	736		22.88	16,839		
				FUEL SOURCE	1	OIL	1.00		BMF	N	BSMT FINISH	500		46.93	23,465		
				USE	0		1.00		F11	O	FPL 1S 1OP	1		8,588.10	8,588		
									FIX	O	XTRA FIXTURES	5		2,281.02	11,405		
									HTB	O	HOT TUB	1		6,573.40	6,573		

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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$404,500