

Key: 8978

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.179

LEGALS

CURRENT OWNER					PARCEL ID					LOCATION				
RODRICK ROBERT E & DANIELLE L RODRICK 46 CLUBHOUSE DR POCASSET, MA 02559					43.0-47-0					46 CLUBHOUSE DR				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
RODRICK ROBERT E & RODRICK ROBERT E LUIZZI STEPHANIE TR OF					11/19/2020	F	10	(224483)						
					09/15/2004	QS	385,000	(174407)						
					12/22/1987	QS		(113563)						

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 %
13889	12/17/2013	15	INSULATE/WEA	4,200			100 100


LAND

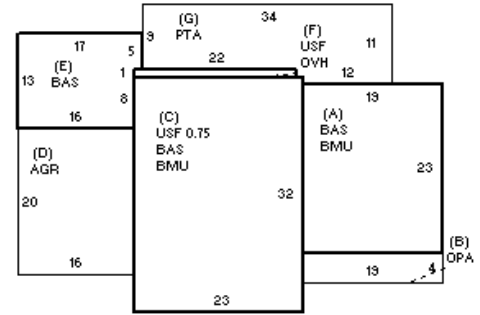
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	11	1.00	100	1.00	100	1.00	1.00	R08	1.15	212,760

DETACHED

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	GOLF COURSE VIEWS			LAND	212,800	180,100
Infl1	AVG					BUILDING	398,700	357,000
N_Index	AVG					DETACHED	0	0
					OTHER	0	0	
					TOTAL	611,500	537,100	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/05/2008
									



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/2/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/2/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,323		
NET AREA	1,982	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,173		41.99	49,249	CONDITION ELEM CD			
\$NLA(RCN)	\$242	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	76		82.75	6,289	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	574	1981	126.69	72,721	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	320		80.36	25,717	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,386	1981	216.44	299,989	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	F	OVH	L	OVERHANG	22	1981	208.51	4,587	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	PTA	N	PATIO	331		15.66	5,183	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F	F1	O	FPL 1S 1OP	1		9,231.90	9,232				
				USE	0		1.00	G	FIX	O	XTRA FIXTURES	3		2,452.10	7,356				
																	EFF.YR/AGE	2002 / 20	
																	COND	17 17 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	17 % GD 83	
																	RCNLD	\$398,700	