Key: 8979

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,180

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEE BARBARA A ETUX CYNTHIA E BROWN 44 CLUBHOUSE DR POCASSET, MA 02559	43.0-48-0	44 CLUBHOUSE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEE BARBARA A ETUX	05/11/2012	N	253,000	(197068)
MILLER DEBORAH	01/17/2012	J	25,000	(196110)
MILLER DEBORAH AND	09/02/2009	F	1	(189440)

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	%
EXB-21-132	03/04/2021	14	SOLAR	24,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,013	11 1.00	100 1.00	100 1.00	271,055	1.71	A 1.00	R08 1.15			212,790

TOTAL	19,994 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

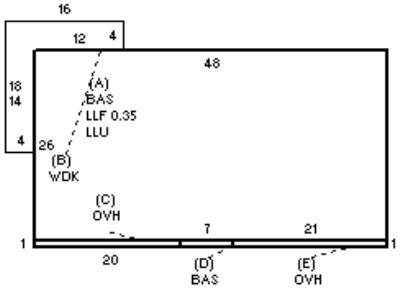
NOTE: PTL GC VIEWS

ASSESSED	CURRENT	PREVIOUS
LAND	212,800	180,100
BUILDING	277,400	245,500
DETACHED	7,600	10,900
OTHER	0	0
TOTAL	**497,800**	**436,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50	16 X 32		512	29.72	7,600

PHOTO 09/05/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/2/2023	SL
LIST	10/2/2023	EST
REVIEW	10/2/2023	SL

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,733	DETAIL ADJ	1.000
$NLA(RCN)	$208	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	30	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,248		32.67	40,776
A	LLF	L	LOWER LEVEL FIN	437	1977	64.81	28,324
B	WDK	N	WOOD DECK	120		41.51	4,981
+	OVH	L	OVERHANG	41	1977	190.22	7,799
+	BAS	L	BASE AREA	1,255	1977	197.46	247,807
	BMG	O	BSMT GARAGE	2		7,487.25	14,975
	F12	O	FPL 1S 2OP	1		8,844.40	8,844
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	360,217

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$277,400