

Key: 8981

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.182

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CURRENT OWNER					PARCEL ID					LOCATION				
SIMON CHRISTOPHER J & SHEILA K SIMON 40 CLUBHOUSE DR POCASSET, MA 02559					43.0-50-0					40 CLUBHOUSE DR				
TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)				
SIMON CHRISTOPHER J & SWEETMAN MAURA C TRS					05/26/2021		QS	510,000		(226394)				
CHARLTON RICHARD P					05/05/2021		F	100		(226153)				
					05/05/2021		F	1		(130281)				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	20,004	11	1.00	100	1.00	100	1.00				212,770		

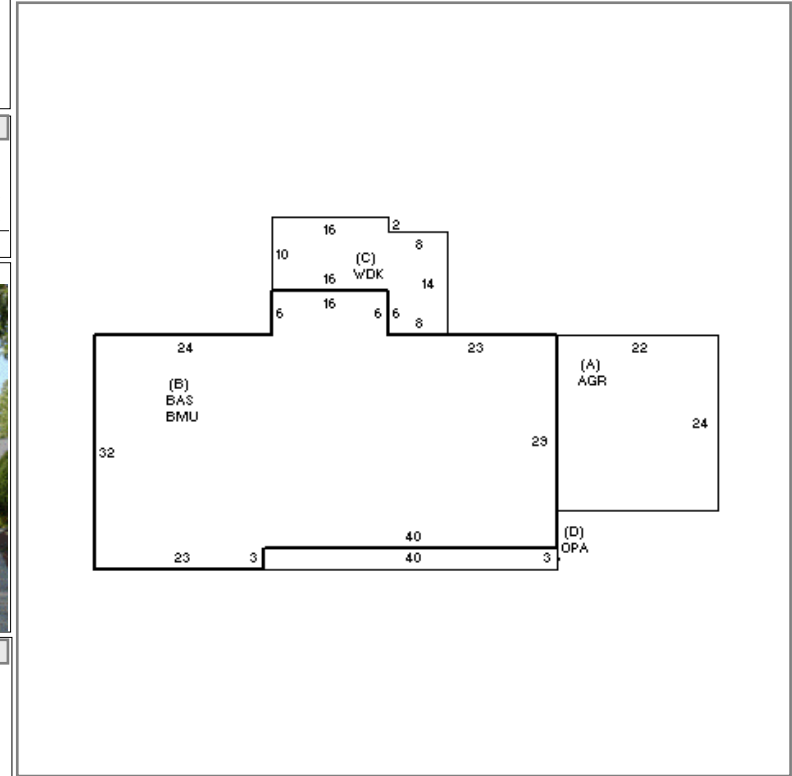
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-21-712	01/28/2022	3	ALT/RENO	9,500			100	100
17140	03/02/2017	15	INSULATE/WEA	3,335			100	100
08568	10/20/2008	3	ALT/RENO	3,500	11/18/2008		100	100
	09/05/2008	12	CYCLICAL		09/05/2008	SAL	100	100

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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	404,900	358,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	617,700	538,400

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



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BUILDING	CD	ADJ	DESC	MEASURE	9/29/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/29/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/29/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,804
NET AREA	1,992	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	528		63.58	33,569	CONDITION ELEM CD	
\$NLA(RCN)	\$245	OVERALL	0.970	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,992		30.50	60,761	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,992	1978	182.20	362,936	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	272		26.64	7,247	KITCHEN	A
				FLOOR COVER	13	HARDWOOD-W/W	1.00	D	OPA	N	OPEN PORCH	120		70.59	8,470	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,248.00	8,248	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,190.77	6,572	ELECT	U
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$404,900	