**Key: 8982**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,183

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BOTTI JOYCE A & DANIEL C TRS<br>JOYCE A BOTTI LIVING TRUST<br>38 CLUBHOUSE DR<br>POCASSET, MA 02559 | 43.0-51-0 | 38 CLUBHOUSE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BOTTI JOYCE A & DANIEL C | 11/25/2016 | F | 100 | (211412) |
| BOTTI DANIEL C ETUX | 08/18/2015 | QS | 325,000 | (207139) |
| CLAY DANIEL R & | 08/01/2008 | QS | 314,000 | (186591) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| B-23-97 | 05/10/2023 | 9 | DECK | 69,355 | | | 0 | 0 |
| B-20-373 | 12/01/2020 | 3 | ALT/RENO | 1,525 | 03/22/2021 | | 100 | 100 |
| 19652 | 07/25/2019 | 14 | SOLAR | 27,821 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,004 | 11 1.00 | 100 1.00 | 100 1.00 | 271,055 | 1.71 | A 1.00 | R08 1.15 | | | 212,770 |

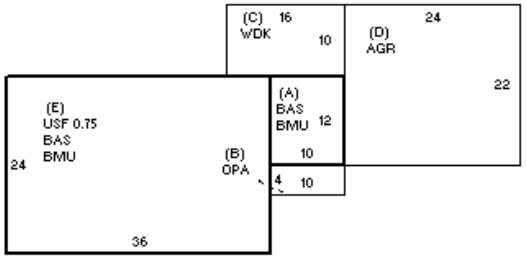
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 212,800 | 180,100 |
| BUILDING | 355,400 | 314,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **568,200** | **494,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/22/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/21/2017 | TL |
| LIST | 3/21/2017 | EST |
| REVIEW | 3/22/2021 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1984 | SIZE ADJ | 1.010 |
| NET AREA | 1,632 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $266 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 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 | 0 | 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 | 1 | WOOD SHINGLE | 1.02 |
| 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 984 | | 40.88 | 40,226 |
| + | BAS | L | BASE AREA | 984 | 1984 | 222.32 | 218,763 |
| B | OPA | N | OPEN PORCH | 40 | | 91.34 | 3,654 |
| C | WDK | N | WOOD DECK | 160 | | 39.21 | 6,274 |
| D | AGR | N | ATT GARAGE | 528 | | 69.29 | 36,585 |
| E | USF | L | UPPER STORY FIN | 648 | 1984 | 121.90 | 78,992 |
| | BMF | N | BSMT FINISH | 650 | | 49.12 | 31,928 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,875.80 | 9,876 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,387.57 | 7,163 |

| TOTAL RCN | 433,459 |
|---|---|

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

| EFF.YR/AGE | 2001 / 21 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $355,400 |