**Key: 8983**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,184

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COPPENRATH DANIEL F & KRISTIN N<br>36 CLUBHOUSE DRIVE<br>POCASSET, MA 02559 | 43.0-52-0 | 36 CLUBHOUSE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COPPENRATH DANIEL F & | 04/30/2018 | U | 339,000 | (216042) |
| SHEA MARY J | 11/20/2015 | F | 1 | (171648) |
| SHEA MARY J & | 12/22/2003 | H | 300,000 | (171648) |

| 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 | | 03/13/2023 | TL | 100 | 100 |
| E-22-133 | 03/02/2022 | 3 | ALT/RENO | 3,000 | 03/13/2023 | TL | 100 | 100 |
| B-21-398 | 10/29/2021 | 3 | ALT/RENO | 15,000 | 01/27/2022 | | 100 | 100 |
| EXB-21-793 | 10/29/2021 | 3 | ALT/RENO | 30,000 | | | 100 | 100 |
| PL-21-214 | 08/10/2021 | 3 | ALT/RENO | 5,000 | 01/27/2022 | | 100 | 100 |

## LAND

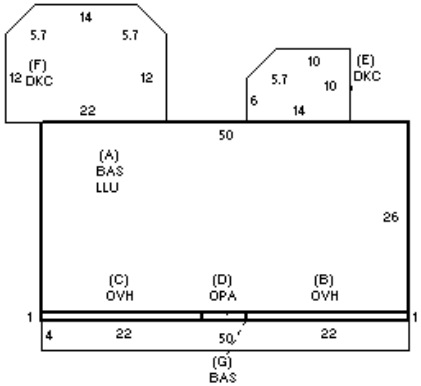
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,010 | 11 1.00 | 100 1.00 | 100 1.00 | 271,055 | 1.71 | A 1.00 | R08 1.15 | | | 212,780 |

| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE: GC VIEWS

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 212,800 | 180,100 |
| BUILDING | 377,400 | 328,900 |
| DETACHED | 33,500 | 29,600 |
| OTHER | 0 | 0 |
| TOTAL | **623,700** | **538,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPG | A 1.00 | 10 0.90 | | | 648 | 26.10 | 15,200 |
| SHF | A 1.00 | 50 0.50 | 8 X 12 | | | 0.00 | |
| PLH | E 1.90 | 10 0.90 | 10 X 24 | 2008 | 240 | 64.45 | 13,900 |
| PTD | E 1.90 | 10 0.90 | EST | | 600 | 6.70 | 3,600 |
| CAN | E 1.90 | 10 0.90 | 4 X 24 | 2008 | 96 | 9.31 | 800 |

PHOTO 01/27/2022

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 | 1978 | SIZE ADJ | 1.005 |
| NET AREA | 2,078 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $214 | OVERALL | 1.060 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 5 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 50 | 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 |
|---|---|---|---|---|---|---|---|
| A | LLU | N | LOWER LEVEL UNF | 1,300 | | 33.14 | 43,078 |
| + | OVH | L | OVERHANG | 44 | 1978 | 192.92 | 8,488 |
| D | OPA | N | OPEN PORCH | 200 | | 69.63 | 13,926 |
| + | DKC | N | DECK-COMPOSITE | 468 | | 66.89 | 31,304 |
| + | BAS | L | BASE AREA | 1,306 | 1978 | 200.26 | 261,535 |
| | LLF | L | LOWER LEVEL FIN | 728 | 1978 | 65.73 | 47,854 |
| | BMG | O | BSMT GARAGE | 2 | | 7,593.45 | 15,187 |
| | F12 | O | FPL 1S 2OP | 1 | | 8,969.80 | 8,970 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,268.73 | 13,612 |

| TOTAL RCN | 443,954 |
|---|---|

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

| EFF.YR/AGE | 2004 / 18 | |
|---|---|---|
| COND | 15 | 15 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 15 | % GD 85 |
| RCNLD | | $377,400 |