

Key: 8993

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.195

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOUCHER RONALD E SR 84 CLUBHOUSE DRIVE POCASSET, MA 02559				43.0-60-0				84 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOUCHER RONALD E SR				05/31/2019	F	100	(219568)				
BOUCHER RAYMOND E SR				10/30/2006	N		(142231)				
BOUCHER RAYMOND E SR &				10/03/1996	QS	145,000	(142231)				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	30,016	11	1.00	100	1.00	100	1.00	271,055	1.24	A	1.00	R08	1.15								230,840

TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,800	195,400			
Infl1	AVG		BUILDING	280,100	250,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	510,900	446,300			

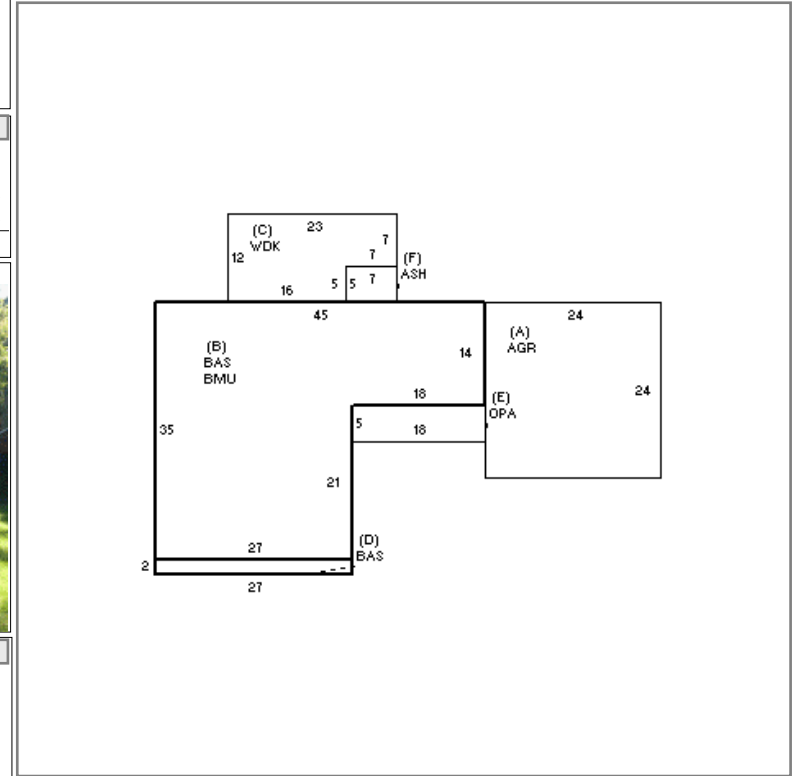
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/4/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/4/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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-23-704	10/27/2023	3	ALT/RENO	15,700			100	100
PL-22-237	08/04/2022	3	ALT/RENO	7,000			100	100



YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,251	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	576		62.73	36,134
B	BMU	N	BSMT UNFINISHED	1,197		37.01	44,303
C	WDK	N	WOOD DECK	241		26.29	6,336
+	BAS	L	BASE AREA	1,251	1981	190.80	238,693
E	OPA	N	OPEN PORCH	90		72.94	6,565
F	ASH	N	ATT SHED	35		25.23	883
F12	O	O	FPL 1S 2OP	1		8,546.30	8,546
FIX	O	O	XTRA FIXTURES	2		2,161.45	4,323

TOTAL RCN	345,782
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$280,100