

Key: 8998

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.200

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
AMARAL JOSEPH & JOSEPHINE-TR AMARAL FAMILY TRUST 75 CLUBHOUSE DR POCASSET, MA 02559				43.0-65-0				75 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AMARAL JOSEPH & JOSEPHINE				06/27/2017	F	1 (181238)					
AMARAL JOSEPH C ETUX				10/02/2006	QS	618,700 (181238)					
B & K HOMES INC				04/06/2006	P	230,000 (179707)					

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-22-556	08/30/2022	14	SOLAR	30,129			100	100
191222	12/30/2019	15	INSULATE/WEA	2,935			100	100
11124	03/29/2011	4	DETACH.STRUC	3,300	02/03/2015	DB	100	100
06146	03/20/2006	1	NEW CONSTRUCT	165,000	09/27/2006	TL	100	100

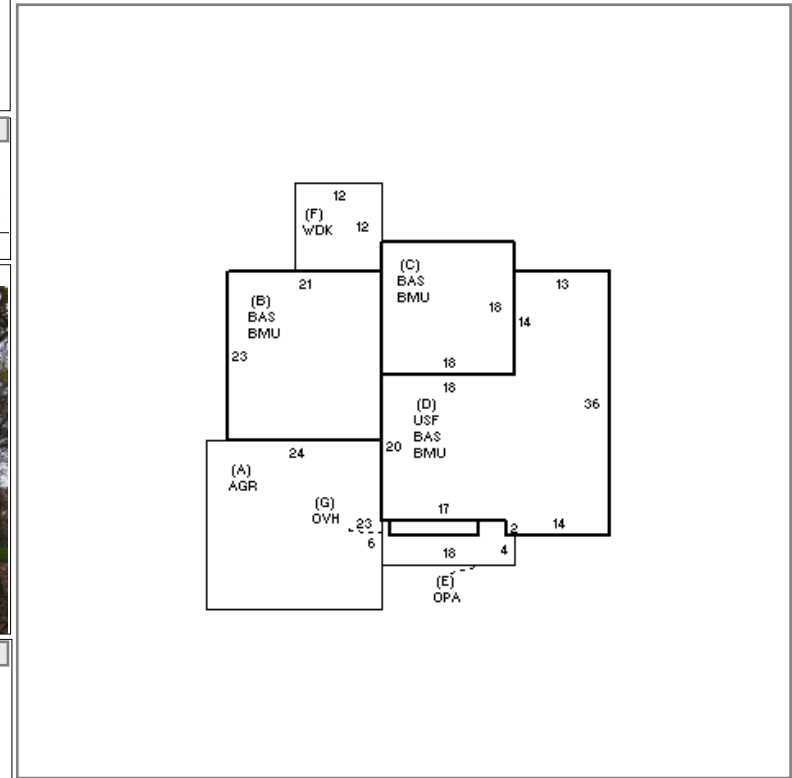
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,035	11	1.00	100	1.00	1.00	A	1.00	R08	1.15	230,870

TOTAL	30,056 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,900	195,400			
Infl1	AVG		BUILDING	537,500	481,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	768,400	676,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2011		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/3/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/3/2023	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2006	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	610,776
NET AREA	2,491	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	552		73.11	40,355		
\$NLA(RCN)	\$245	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,637		35.07	57,417		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,637	2006	213.58	349,627		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	830	2006	127.34	105,691		
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	106		81.16	8,603		
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	144		46.74	6,731		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	G	OVH	L	OVERHANG	24	2006	214.20	5,141		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,519.15	15,115		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,570.50	7,571		
									JAC	O	JACUZZI	1		14,525.80	14,526		

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

EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$537,500
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