

Key: 9716

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.951

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUGAS RONALD & KAREN TRS DUGAS LIVING TRUST 2 CLUBHOUSE DR POCASSET, MA 02559				44.1-3-0				2 CLUBHOUSE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DUGAS RONALD & KAREN TRS				01/18/2022	F	1 (228902)					
DUGAS RONALD J &				09/12/1989	QS	130,000 (118449)					

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	%
06601	09/27/2006	3	ALT/RENO	6,000	08/23/2007	DB	100	100
05691	10/05/2005	3	ALT/RENO	7,000	05/02/2006	TL	100	100
900118	04/02/1990	6	FENCE	2,200	01/01/1991	HS	100	100

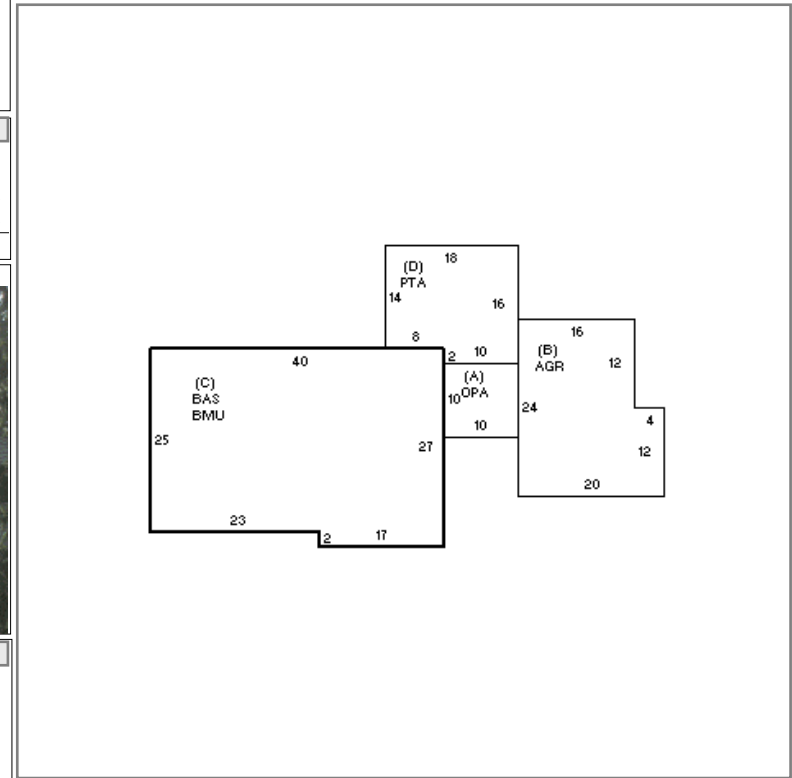
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,683	11	1.00	100	1.00	100	1.00	271,055	1.66	A	1.00	R08	1.15			213,990

TOTAL	20,691 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	214,000	181,200			
Infl1	AVG		BUILDING	235,800	208,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	449,800	389,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/28/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,034	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$292	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	13	HARDWOOD-W/W	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	7	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	100		70.76	7,076
B	AGR	N	ATT GARAGE	432		60.85	26,288
C	BMU	N	BSMT UNFINISHED	1,034		35.90	37,123
C	BAS	L	BASE AREA	1,034	1987	189.00	195,426
D	PTA	N	PATIO	272		13.39	3,642
	BMF	N	BSMT FINISH	575		43.14	24,804
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN	302,252
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$235,800