Key: 9735

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,970

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERGERON KRISTIN &	44.1-22-0	10 CLUBHOUSE DR
CHRISTOPHER R BERGERON		
10 CLUBHOUSE DR		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERGERON KRISTIN &	05/08/2020	A	315,000	(222451)
BERGERON PAUL & JANE DELU	12/09/2019	N		(210478)
BERGERON MARGARET C	01/31/2017	F	1	(210478)

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-20-240	09/03/2020	14	SOLAR	59,184			100	100
17472	06/20/2017	15	INSULATE/WEA	4,048			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	11 1.00	100 1.00	100 1.00	271,055	1.71	A 1.00	R08 1.15			212,760

TOTAL	19,994 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

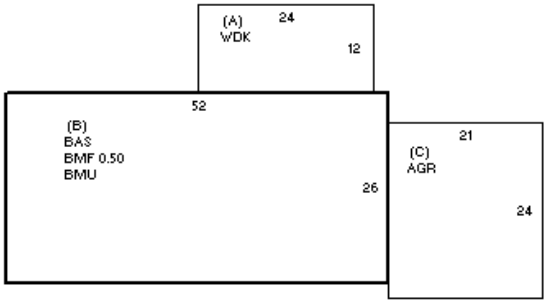
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	212,800	180,100
BUILDING	282,100	249,700
DETACHED	0	0
OTHER	0	0
TOTAL	**494,900**	**429,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/05/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2023	SL
LIST	9/28/2023	EST
REVIEW	9/28/2023	SL

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,352	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	288		24.97	7,192
B	BMU	N	BSMT UNFINISHED	1,352		30.80	41,648
B	BMF	N	BSMT FINISH	676		42.25	28,560
B	BAS	L	BASE AREA	1,352	1978	181.26	245,065
C	AGR	N	ATT GARAGE	504		59.60	30,036
	F11	O	FPL 1S 1OP	1		7,731.40	7,731
	FIX	O	XTRA FIXTURES	3		2,053.53	6,161

TOTAL RCN	366,394

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$282,100