

Key: 9736

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.971

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
CANTERBURY WILLIAM A ETUX MARTINA M CANTERBURY PO BOX 1412 POCASSET, MA 02559		44.1-23-0	12 CLUBHOUSE DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CANTERBURY WILLIAM A ETUX		02/28/2012	H	90,000	(196448)	
GIBBONS JOHN MICHAEL &		05/08/2008	F		(185893)	
GIBBONS JOHN M & JANE ELL		05/08/2008	F		(185892)	

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	%
12090	02/16/2012	1	NEW CONSTRUC	225,000	03/13/2013	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	40,000	11	1.00	100	1.00	100	1.00	271,055	1.00	A	1.00 R08 1.15	248,850
300	A	0.017	11	1.00	100	1.00	100	1.00	18,745	1.00	A	1.00 R08 1.15	320

TOTAL	40,710 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE combined from 44.3/1 to make bid lot	LAND	249,200	210,900			
Infl1	AVG		BUILDING	487,400	435,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	736,600	646,800			

DETACHED

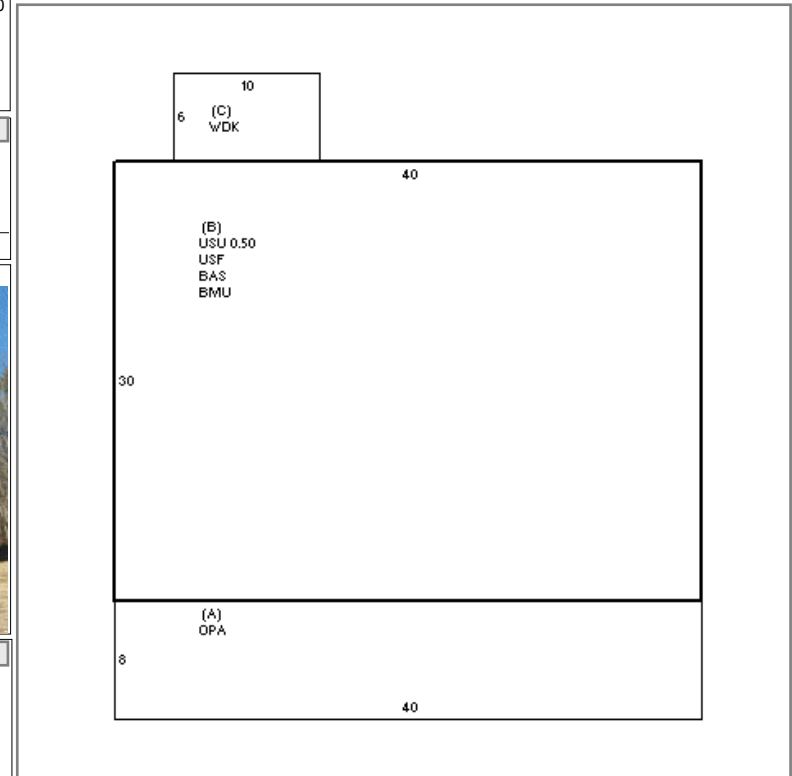
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/28/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2012	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,519	
NET AREA	2,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	320		64.59	20,669	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,200		40.02	48,023	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,200	2012	210.67	252,810	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,200	2012	114.10	136,921	KITCHEN	A		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	B	USU	N	UPPER STORY UNF	600		51.40	30,842	BATHS	A		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	60		58.90	3,534	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	8		2,337.18	18,697	ELECT	A		
FIXTURES	13	1.00	FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,023.70	7,024				
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2013 / 9	
																COND	6 6 %	
																FUNC	0	
																ECON	0	
																DEPR	6 % GD 94	
																RCNLD	\$487,400	