

Key: 9985

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.216

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HODGSON PETER R & SUSAN G 23 CLUBHOUSE DRIVE POCASSET, MA 02559		44.3-13-0		23 CLUBHOUSE DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HODGSON PETER R & SUSAN G		01/12/2018	QS	334,900	(215168)
CLARK PAMELA J		12/15/2016	F	1	(211607)
CLARK JOAN F		06/23/2016	F	1	(209930)

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	%
903670	07/19/1990	9	DECK	700	01/01/1991	HS	100	100

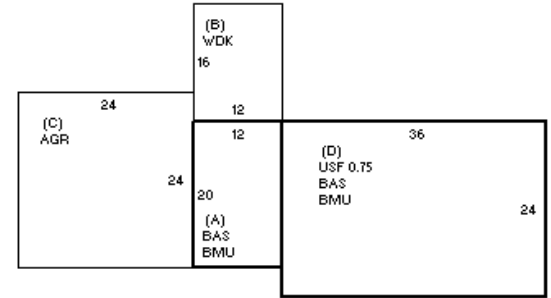
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,531	11	1.00	100	1.00	1.00	A	1.00	R08	1.15	217,330

TOTAL	22,521 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	217,300	184,000			
Infl1	AVG		BUILDING	318,100	281,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	535,400	465,500			

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	4	1.05	CAPE [100%]	REVIEW	9/28/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,752	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	4	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,518
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,104		40.14	44,319		
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,104	1969	211.33	233,314		
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		38.51	7,394		
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	576		68.04	39,192		
FLOOR COVER	13	HARDWOOD-W/W	1.00	D	USF	L	UPPER STORY FIN	648	1969	119.70	77,568		
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,697.80	9,698		
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,344.57	7,034		
FUEL SOURCE	1	OIL	1.00										
USE	0		1.00										
CONDITION ELEM		CD											
EXTERIOR		A											
INTERIOR		A											
KITCHEN		A											
BATHS		A											
HEAT		A											
ELECT		A											
EFF.YR/AGE	1995 / 27												
COND	24	24 %											
FUNC	0												
ECON	0												
DEPR	24	% GD	76										
RCNLD	\$318,100												