

Key: 10033

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.263

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
WOLF ANN E 9 HANDY RD POCASSET, MA 02559-2218		44.4-16-0	9 HANDY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
WOLF ANN E			XX	05246-00297

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 %
09319	07/14/2009	10	WOODSTOVE	1,200	08/20/2009		100 100
900506	09/20/1990	6	FENCE	1,900	10/21/1991	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20			199,410

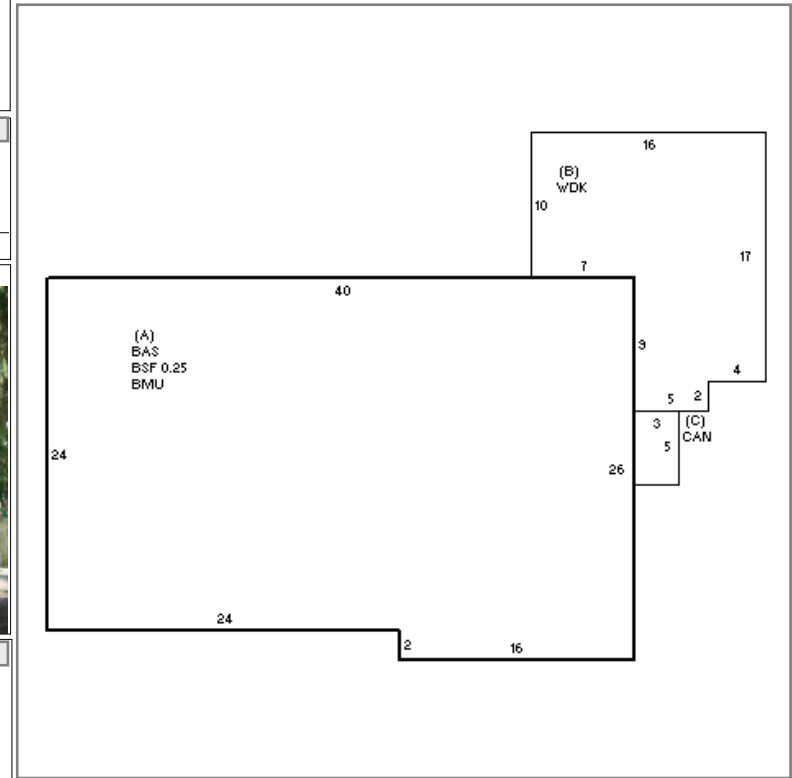
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	200,000	177,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	399,400	353,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/6/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/6/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	992		37.57	37,265
EXT COVER	1	WOOD SHINGLE	1.02	A	BSF	N	BSMT SEMI-FIN	248		25.26	6,265
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	992	1961	204.29	202,659
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	233		26.68	6,216
FLOOR COVER	1	HARDWOOD	1.02	C	CAN	N	CANOPY	15		15.93	239
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,260.10	8,260
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	1		2,194.30	2,194
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								



YEAR BLT	1961	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	263,099
NET AREA	992	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	992		37.57	37,265	CONDITION ELEM	CD
\$NLA(RCN)	\$265	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BSF	N	BSMT SEMI-FIN	248		25.26	6,265	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	992	1961	204.29	202,659	INTERIOR	A
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	233		26.68	6,216	KITCHEN	A
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02	C	CAN	N	CANOPY	15		15.93	239	BATHS	A
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,260.10	8,260	HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	1		2,194.30	2,194	ELECT	A
FIXTURES	6	1.00		FUEL SOURCE	1	OIL	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	25	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$200,000