

Key: 10035

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.265

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
GUZZETTI ERIC & KATHERINE BELANGER 19 HANDY RD POCASSET, MA 02559		44.4-18-0	19 HANDY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
GUZZETTI ERIC & FLUKE ROBERT M		09/15/2022	QS	460,000	35367-11	
HEWLETT ROSE M		11/15/2017	QS	248,000	30899-190	
		07/14/2015	F		29010-272/74	

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	%
920419	07/29/1992	2	ADDITIONS	8,500	04/21/1993	JS	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

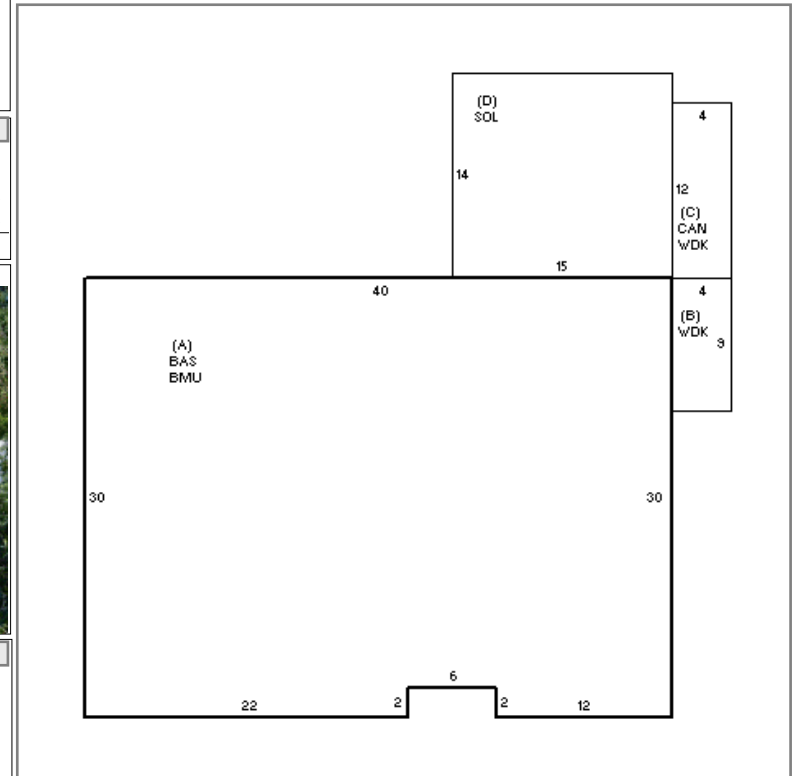
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	295,800	261,800			
N_Index	AVG		DETACHED	1,200	1,100			
			OTHER	0	0			
			TOTAL	496,400	439,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	E	1.90	10 0.90	12X12 EST	144	8.93	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/18/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/18/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/18/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,188	DETAIL ADJ	1.000
\$NLA(RCN)	\$290	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	75	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	4	VINYL	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,188		37.01	43,970
A	BAS	L	BASE AREA	1,188	1960	194.85	231,477
+	WDK	N	WOOD DECK	84		44.66	3,751
C	CAN	N	CANOPY	48		13.85	665
D	SOL	N	SOLARIUM	210		87.53	18,382
	BGF	N	BSMT GOOD FINIS	800		57.18	45,742

TOTAL RCN	343,987
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$295,800