

Key: 10036

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.266

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MEADE ERIC E 23 HANDY RD POCASSET, MA 02559				44.4-19-0				23 HANDY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MEADE ERIC E				08/27/2013	QS	281,000	27648-187					
GONSALVES DANA LEE &				06/26/2001	QS	135,000	13978-49					
MCWADE CHRISTOPHER J				12/13/2000	F	10	13426-213					

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	%
B-21-159	04/20/2021	8	POOL	7,500			100	100
EXB-20-310	09/28/2020	15	INSULATE/WEA	4,426			100	100
08403	08/01/2008	2	ADDITIONS	60,000	09/24/2009	TL	100	100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	8,312	11	1.00	100	1.00	100	1.00	282,840	3.71	A	1.00	PAV	1.20						200,000

TOTAL	8,320 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	200,000	177,000
Infl1	AVG		LAND BUILDING	274,300	242,700			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
						TOTAL	475,800	421,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/18/2021
SHF	A	1.00	A 0.75	10 X 12		120	16.42	1,500	



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2017	DB
MODEL	1		RESIDENTIAL	LIST	6/1/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,452	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,116		37.38	41,719
+	OPA	N	OPEN PORCH	114		70.34	8,019
+	WDK	N	WOOD DECK	316		21.90	6,920
+	BAS	L	BASE AREA	1,452	1956	188.07	273,075
	BMF	N	BSMT FINISH	500		44.92	22,458
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184
	GFP	O	GAS FIREPLACE	1		6,561.00	6,561

TOTAL RCN	360,935
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	\$274,300
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