Key: 10042

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,272

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JEFFERS JAMES E 6 HANDY RD POCASSET, MA 02559	44.4-25-0	6 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JEFFERS JAMES E	08/28/2014	F		28350-326
JEFFERS JAMES E		XX		02631-0006

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	%

LAND

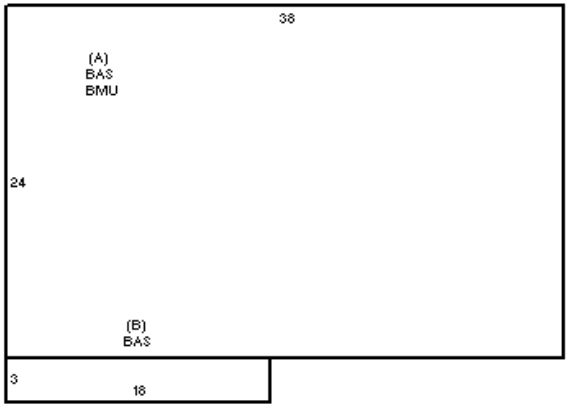
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,070	11 1.00	100 1.00	100 1.00	282,840	3.81	A 1.00	PAV 1.20			199,550

TOTAL	8,059 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,600	176,600
BUILDING	186,500	165,100
DETACHED	0	0
OTHER	0	0
TOTAL	**386,100**	**341,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F 0.70	F 0.60	8 X 10			0.00	

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/6/2023	SL
LIST	11/6/2023	EST
REVIEW	11/6/2023	SL

YEAR BLT	1954	SIZE ADJ	1.020
NET AREA	966	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	0.950

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	66	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		35.33	32,225
+	BAS	L	BASE AREA	966	1954	192.16	185,624
	BMF	N	BSMT FINISH	650		42.46	27,596

TOTAL RCN	245,445

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		$186,500