

Key: 10428

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.663

LEGAL

| CURRENT OWNER  |  | PARCEL ID |    | LOCATION       |              |
|--|--|-----------|----|----------------|--------------|
| HANDY ARTHUR TRS<br>OF HANDY CRANBERRY TRUST<br>PO BOX 75<br>POCASSET, MA 02559-0075 |  | 48.0-12-0 |    | 1030 COUNTY RD |              |
| TRANSFER HISTORY   |  | DOS       | T  | SALE PRICE     | BK-PG (Cert) |
| HANDY ARTHUR TRS   |  |           | XX |                | 01398-0902   |

| CLASS  | CLASS%     | DESCRIPTION    |              |        | BN ID | BN | CARD   |   |
|--------|------------|----------------|--------------|--------|-------|----|--------|---|
| 0170   | 100        | Mixed-Res/Chpt |              |        |       | 1  | 1 of 2 |   |
| PMT NO | PMT DT     | TY             | DESC         | AMOUNT | INSP  | BY | 1st    | % |
| 171042 | 12/21/2017 | 15             | INSULATE/WEA | 5,948  |       |    | 0      | 0 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |      |         |        |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|------|---------|--------|
| 100 | S | 40,000   | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 235,700 | 1.00 | A          | 1.00      | R04 | 1.00 |      | 216,390 |        |
| 200 | A | 0.918    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 94,200  | 1.00 | A          | 1.00      | R04 | 1.00 |      | 86,480  |        |
| 710 | A | 7.664    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 12,000  | 1.00 | A          | 1.00      | R04 | 1.00 | 710A | 79,520  | 12,450 |

DETACHED

|         |             |                  |               |         |         |          |         |          |
|---------|-------------|------------------|---------------|---------|---------|----------|---------|----------|
| TOTAL   | 9.500 Acres | ZONING           | 1             | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | CATAUMET    | N<br>O<br>T<br>E | LILY POND BOG |         |         | LAND     | 315,320 | 280,420  |
| Infl1   | AVG         |                  | LAND          | 270,600 | 239,400 |          |         |          |
| N_Index | AVG         |                  | DETACHED      | 6,800   | 6,500   |          |         |          |
|         |             |                  | OTHER         | 71,000  | 62,800  |          |         |          |
|         |             |                  | TOTAL         | 663,720 | 589,120 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | M    | 0.70 | 80 0.20  | 21 X 25 | 525   | 8.66      | 900   |
| SHF | A    | 1.00 | 20 0.80  | 20 X 30 | 600   | 12.38     | 5,900 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 8/18/2008 | SAL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 8/18/2008 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 8/28/2008 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BUILDING

| YEAR BLT        | 1880  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 346,916    |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA        | 1,365 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 780   |      | 47.66     | 37,171  | CONDITION ELEM | CD         |
| \$NLA(RCN)      | \$254 | OVERALL    | 1.020 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 780   | 1880 | 213.55    | 166,573 | EXTERIOR       | A          |
|                 |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 585   | 1880 | 113.92    | 66,641  | INTERIOR       | A          |
|                 |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | ABN | N | ATT BARN        | 1,260 |      | 57.46     | 72,399  | KITCHEN        | G          |
|                 |       |            |       | FLOOR COVER     | 35 | WW-VINYL       | 1.00 |   | MST | O | MAS/METAL STACK | 1     |      | 4,131.90  | 4,132   | BATHS          | A          |
|                 |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | A          |
|                 |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | A          |
|                 |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|                 |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|                 |       |            |       | CAPACITY        |    | UNITS          | ADJ  |   |     |   |                 |       |      |           |         |                |            |
| STORIES         |       | 1.75       | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| ROOMS           |       | 5          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| BEDROOMS        |       | 2          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| BATHROOMS       |       | 1          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| FIXTURES        |       | 5          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| GARAGE CAPACITY |       | 0          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| % BSMT FINISH   |       | 0          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| # OF HALF BATHS |       | 0          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| # OF UNITS      |       | 1          | 1.00  |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1997 / 25  |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 22 22 %    |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 22 % GD 78 |
|                 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$270,600  |



