

Key: 10747

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.020

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  | PARCEL ID  | LOCATION       |            |              |  |
|---|--|------------|----------------|------------|--------------|--|
| HANDY ROBERT M. TRUSTEE<br>ROBERT M HANDY REV TRUST<br>PO BOX 533<br>CATAUMET, MA 02534 |  | 51.0-37-0  | 1315 COUNTY RD |            |              |  |
| TRANSFER HISTORY  |  | DOS        | T              | SALE PRICE | BK-PG (Cert) |  |
| HANDY ROBERT M. TRUSTEE   |  | 05/15/2018 | F              | 1          | 31265-343    |  |
| HANDY ROBERT MICHAEL  |  | 02/02/1998 | F              | 100        | 11202-344    |  |

| 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    | %   |
| 16119  | 02/24/2016 | 2             | ADDITIONS | 200,000 | 08/14/2017 | TL | 100    | 100 |
| 900396 | 07/31/1990 | 7             | SIGN      | 800     | 08/29/1991 | HS | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000   | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 223,915 | 1.00 | A          | 1.00      | R03 | 0.95 |  | 205,570 |
| 200 | A | 0.918    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 89,490  | 1.00 | A          | 1.00      | R03 | 0.95 |  | 82,150  |
| 300 | A | 3.314    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 15,485  | 1.00 | A          | 1.00      | R03 | 0.95 |  | 51,320  |

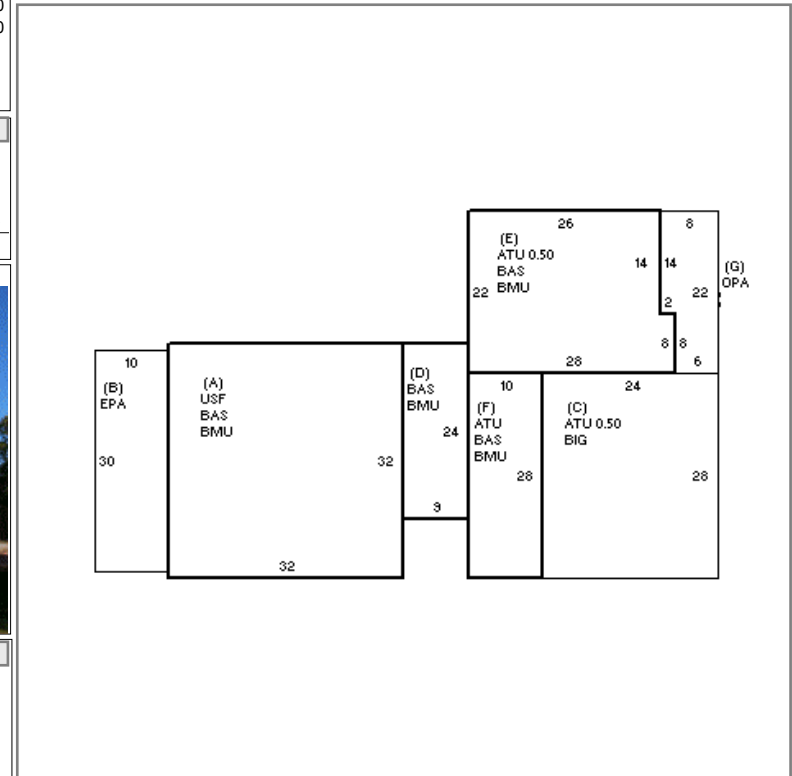
|         |             |        |          |           |         |          |         |          |
|---------|-------------|--------|----------|-----------|---------|----------|---------|----------|
| TOTAL   | 5.150 Acres | ZONING | 1        | FRNT      | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | CATAUMET    | NOTE   | LAND     | 339,000   | 300,000 |          |         |          |
| Infl1   | AVG         |        | BUILDING | 641,600   | 574,400 |          |         |          |
| N_Index | AVG         |        | DETACHED | 23,200    | 22,200  |          |         |          |
|         |             |        | OTHER    | 0         | 0       |          |         |          |
|         |             |        | TOTAL    | 1,003,800 | 896,600 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB        | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-----------|-------|-----------|-------|
| PM1 | A    | 1.00 | 40 0.60  |           | 1     | 1,666.80  | 1,000 |
| TN1 | A    | 1.00 | 40 0.60  | GALLONAGE | 4,000 | 1.40      | 3,400 |
| LBN | A    | 1.00 | 40 0.60  | 35X29     | 1980  | 1,015     | 13.50 |
| DGF | A    | 1.00 | 40 0.60  | 15X29     | 1980  | 435       | 38.49 |
| SHF | A    | 1.00 | 40 0.60  | 8X12      |       |           | 0.00  |
| SHC | A    | 1.00 | 40 0.60  | 6X8       |       | 48        | 20.50 |
|     |      |      |          |           |       |           | 600   |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 10/24/2016 | BC |
|----------|----|------|---------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 10/24/2016 | BC |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 1/31/2018  | KT |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |    |

| YEAR BLT   | 1920  | SIZE ADJ   | 0.995 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 3,132 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,108 |      | 32.42     | 68,345  |
| \$NLA(RCN) | \$241 | OVERALL    | 1.080 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 1,024 | 1920 | 193.92    | 198,574 |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.02 | A | USF | L | UPPER STORY FIN | 1,024 | 1920 | 117.31    | 120,125 |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | EPA | N | ENCLOSED PORCH  | 300   |      | 73.60     | 22,081  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | BIG | N | BUILT-IN GARAGE | 672   |      | 83.21     | 55,919  |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | C | ATU | N | ATTIC UNF       | 336   |      | 47.69     | 16,023  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | + | BAS | L | BASE AREA       | 1,084 | 2016 | 193.92    | 210,208 |
|            |       |            |       | FUEL SOURCE     | 7  | OTHER          | 1.00 | E | ATU | N | ATTIC UNF       | 294   |      | 47.69     | 14,021  |
|            |       |            |       | USE             | 0  |                | 1.00 | F | ATU | N | ATTIC UNF       | 280   |      | 47.69     | 13,353  |
|            |       |            |       |                 |    |                |      | G | OPA | N | OPEN PORCH      | 160   |      | 73.74     | 11,799  |
|            |       |            |       |                 |    |                |      |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,939.50  | 9,940   |
|            |       |            |       |                 |    |                |      |   | FIX | O | XTRA FIXTURES   | 6     |      | 2,402.97  | 14,418  |



| CAPACITY        | UNITS | ADJ  | TOTAL RCN      | 754,805 |
|-----------------|-------|------|----------------|---------|
| STORIES         | 2     | 1.00 | CONDITION ELEM | CD      |
| ROOMS           | 9     | 1.00 | EXTERIOR       | G       |
| BEDROOMS        | 6     | 1.00 | INTERIOR       | A       |
| BATHROOMS       | 3     | 1.00 | KITCHEN        | A       |
| FIXTURES        | 11    | 1.00 | BATHS          | A       |
| GARAGE CAPACITY | 2     | 1.00 | HEAT           | A       |
| % BSMT FINISH   | 0     | 1.00 | ELECT          | A       |
| # OF HALF BATHS | 0     | 1.00 |                |         |
| # OF UNITS      | 1     | 1.00 |                |         |

| EFF.YR/AGE | 2004 / 18  |
|------------|------------|
| COND       | 15 15 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 15 % GD 85 |
| RCNLD      | \$641,600  |