

Key: 11177

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.470

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| HANDY ROBERT M&BRIAN S&SUSAN HANDY MCKISSICK TR HANDY FAM* PO BOX 75 POCASSET, MA 02559-0075 | | | | 52.0-74-0 | | | | 1318 ROUTE 28A | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HANDY ROBERT M&BRIAN S&SU | | | | 05/25/2010 | F | | 24574-127 | | | | |
| HANDY BRIAN S | | | | 04/17/2001 | F | 100 | 13730-267 | | | | |
| HANDY ROBERT | | | | 02/02/1998 | F | 100 | 11202-344 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 3160 | 100 | OTHR STORAGE WAREHSE | | | | 1 | 1 of 2 | |
| 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 | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|----|------|---------|
| 103 | S | 20,000 | C-6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 455,500 | 1.48 | A | 1.00 | 55 | 1.00 | 310,050 |
| 203 | A | 1,000 | C-6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 159,500 | 1.00 | A | 1.00 | 55 | 1.00 | 159,500 |
| 303 | A | 1,424 | C-6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 22,800 | 1.00 | A | 1.00 | 55 | 1.00 | 32,470 |

TOTAL

| | | | | | | | | |
|---------|-----------------|------------------|-------------------------------|----------------|----------------|----------|---------|----------|
| TOTAL | 2.883 Acres | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POCASS/CATAUMET | N O T E | COMBINED W/PARCEL 31.1 FY2002 | | | LAND | 502,000 | 482,700 |
| Infl1 | AVG | | BUILDING | 261,300 | 223,200 | | | |
| N_Index | AVG | | DETACHED | 10,200 | 9,700 | | | |
| | | | OTHER | 27,800 | 25,300 | | | |
| | | | TOTAL | 801,300 | 740,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 10X17 | | 170 | 15.95 | 1,900 |
| SHF | A | 1.00 | 30 0.70 36X32 | | 948 | 11.66 | 7,700 |
| C05 | - | 0.90 | 50 0.50 150' | | 150 | 8.19 | 600 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/14/2013 | JB |
|----------|----|------|-----------------------|---------|------------|----|
| MODEL | 5 | | CIM-5 | LIST | 11/14/2013 | JB |
| STYLE | 53 | 0.90 | STORAGE GARAGE [100%] | REVIEW | 1/28/2014 | JB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 6 | 1.03 | STRUC. STEEL [100%] | | | |

BLDG COMMENTS

LAND

| YEAR BLT | 1980 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 343,805 | | | | | | | | | | | | | | | | |
|--|-----------|------------|-------|--------------|----|--------------|------|---|-----|---|-------------|-------|------|-----------|---------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|-------|-----------|--|
| NET AREA | 8,000 | DETAIL ADJ | 0.770 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 8,000 | 1980 | 42.98 | 343,805 | | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$43 | OVERALL | 1.000 | EXT. COVER | 19 | PREFAB METAL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 10 | METAL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % HEATED | 0 | | .95 | FLOOR COVER | 9 | CONCRETE | 0.95 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % AIR COND | 0 | | 1.00 | INT. FINISH | 6 | MINIMUM | 0.95 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % SPINKLERS | 0 | | 1.00 | HEATING/COOL | 15 | SUSPENDED | 0.95 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1995 / 27</td> </tr> <tr> <td>COND</td> <td>24</td> <td>24 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>24</td> <td>% GD 76</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$261,300</td> </tr> </table> | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 | | COND | 24 | 24 % | FUNC | 0 | | ECON | 0 | | DEPR | 24 | % GD 76 | RCNLD | \$261,300 | |
| EFF.YR/AGE | 1995 / 27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 24 | 24 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 24 | % GD 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | \$261,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

