Key: 9182

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,391

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARDY SAMUEL L & SANDRA M FARDY 16 ANDREA RD POCASSET, MA 02559	43.1-181-0	14 ANDREA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARDY SAMUEL L &	12/13/1968	XX		(44486)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

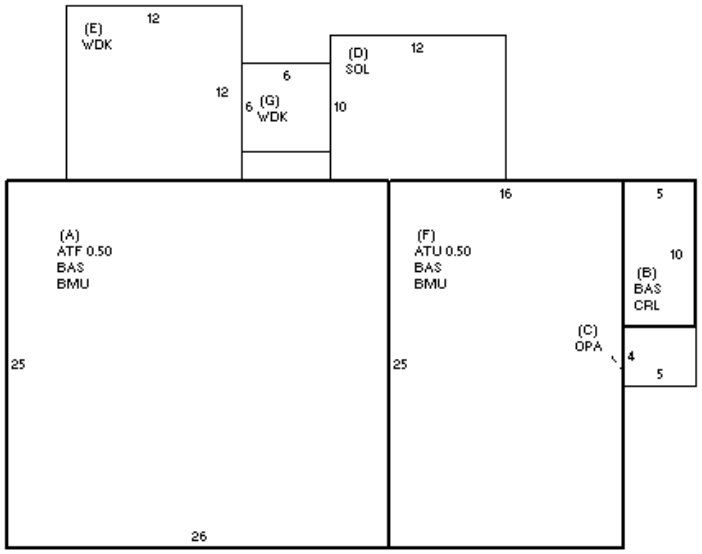
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-622	09/26/2023	3	ALT/RENO	10,816			100	100
910044	02/27/1991	2	ADDITIONS	5,000	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,370	11 1.00	100 1.00	100 1.00	424,260	2.27	A 1.00	R09 1.80			317,120

TOTAL	14,375 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	317,100	257,300
BUILDING	226,500	244,200
DETACHED	0	0
OTHER	0	0
TOTAL	**543,600**	**501,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	50 0.50	8 X 12			0.00	

PHOTO 07/13/2023

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	7/12/2023	SL
LIST	7/12/2023	SL
REVIEW	7/12/2023	SL

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,100	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1.5	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	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	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,050		35.16	36,919
+	BAS	L	BASE AREA	1,050	1970	185.10	194,358
A	ATF	N	ATTIC FINISH	325		59.86	19,454
B	CRL	N	BSMT CRAWL	50		33.04	1,652
B	BAS	L	BASE AREA	50	1991	185.10	9,255
C	OPA	N	OPEN PORCH	20		91.65	1,833
D	SOL	N	SOLARIUM	120		99.03	11,883
+	WDK	N	WOOD DECK	180		33.73	6,071
F	ATU	N	ATTIC UNF	200		40.75	8,151
	F21	O	FPL 2S 1OP	1		8,494.10	8,494

TOTAL RCN	298,070
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	$226,500