

Key: 9183

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.392

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
FARDY MICHAEL S & KAREN M TUCKER 16 ANDREA ROAD POCASSET, MA 02559			43.1-182-0			16 ANDREA RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
FARDY MICHAEL S & FARDY SAMUEL L			10/02/2019	F		1 (220716)		
			12/13/1968	XX		(44487)		

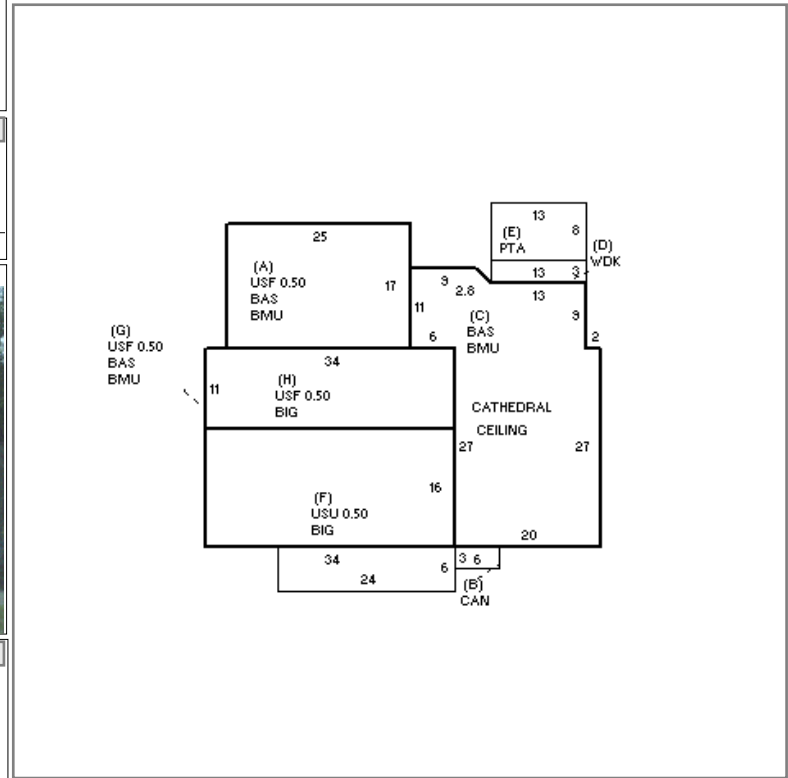
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19534	06/13/2019	4	BPP REVISIT		08/27/2019	RP	0	0
17030	01/09/2017	1	DETACH STRUC	3,704	08/27/2019	RP	100	100
		1	NEW CONSTRUC	427,000	07/03/2018	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	13,690	11	1.00	100	1.00	100	1.00	424,260	2.36	A	1.00	R09	1.80			315,190	
TOTAL		13,678 SF	ZONING	1	FRNT	0	ASSESSED		CURRENT	PREVIOUS								
Nbhd	POC	NOTE	LAND	315,200	255,700													
Infl1	AVG		BUILDING	578,900	517,600													
N_Index	AVG		DETACHED	0	0													
			OTHER	0	0													
			TOTAL	894,100	773,300													

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2019		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/27/2019	RP
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2017	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	590,742					
NET AREA	2,247	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,575		37.76	59,468	CONDITION ELEM CD						
\$NLA(RCN)	\$263	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,575	2017	216.82	341,494	EXTERIOR	A					
CAPACITY UNITS ADJ				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	672	2017	128.51	86,359	INTERIOR	A					
STORIES	1.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	CAN	N	CANOPY	18			18.26	329	KITCHEN	A					
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	W/DK	N	WOOD DECK	39			74.91	2,922	BATHS	A					
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	104			16.89	1,756	HEAT	A					
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	F	USU	N	BUILT-IN GARAGE	144			128.52	18,507	ELECT	A					
FIXTURES	11	1.00	FUEL SOURCE	2	GAS	1.00	F	USU	N	UPPER STORY UNF	72			55.35	3,985							
GARAGE CAPACITY	2	1.00	USE	0		1.00	H	BIG	N	BUILT-IN GARAGE	544			92.66	50,410							
% BSMT FINISH	0	1.00																				
# OF HALF BATHS	1	1.00																				
# OF UNITS	1	1.00																				
												F21	O	FPL 2S 1OP	1		10,411.20	10,411	EFF.YR/AGE 2017 / 5			
												FIX	O	XTRA FIXTURES	6		2,517.02	15,102	COND	2 2%		
																DEPR	2	% GD	98	FUNC	0	
																RCNLD		\$578,900			ECON	0