

Key: 9870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.103

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FULCHER CRYSTAL 64 HANDY ROAD POCASSET, MA 02559				44.2-28-0				64 HANDY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FULCHER CRYSTAL				09/26/2019	QS	247,000	32327-259				
COOPER THEO				10/19/2004	QS	234,350	19148-182				
WOOD CHARLES A				11/13/2001	F	100	14437-315				

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	%
05040	01/21/2005	3	ALT/RENO	8,535	04/20/2005	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20								199,410

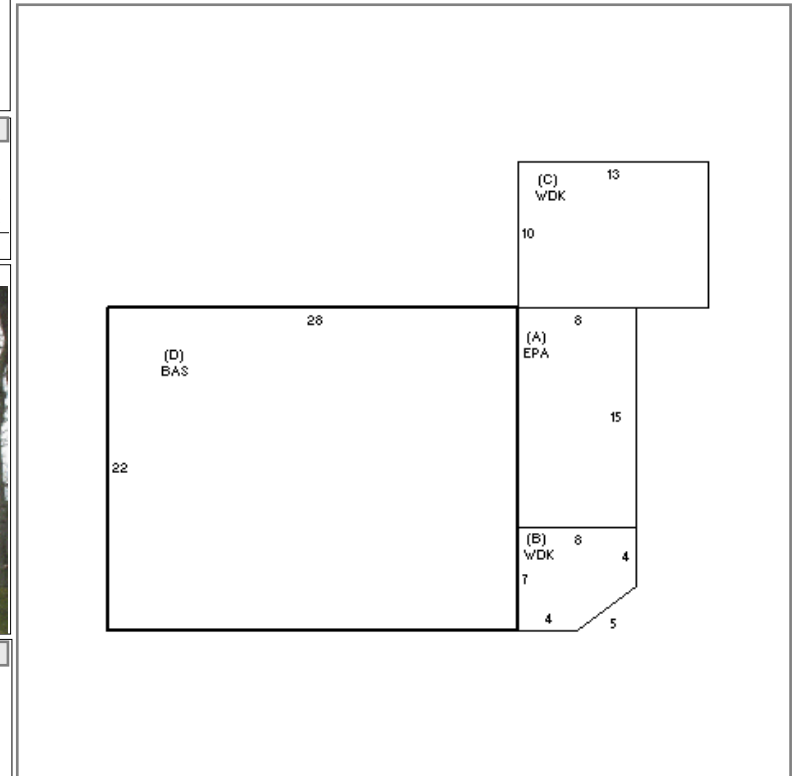
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	133,200	117,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	332,600	294,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/6/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/6/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	616	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	120		79.72	9,566
\$NLA(RCN)	\$225	OVERALL	0.950	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	180		33.89	6,101
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BASE AREA	616	1964	199.88	123,125
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00								
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02								
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	7	FL/WALL UNIT	0.98								
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00								
GARAGE CAPACITY	0	1.00		USE	0		1.00								
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	138,792
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$133,200