Key: 9872

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,105

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PATTON ZACHARY D 72 HANDY RD POCASSET, MA 02559	44.2-30-0	72 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PATTON ZACHARY D	04/25/2014	H	155,000	28105-41
MELANSON DOROTHY E ET ALS		X		11507-342

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

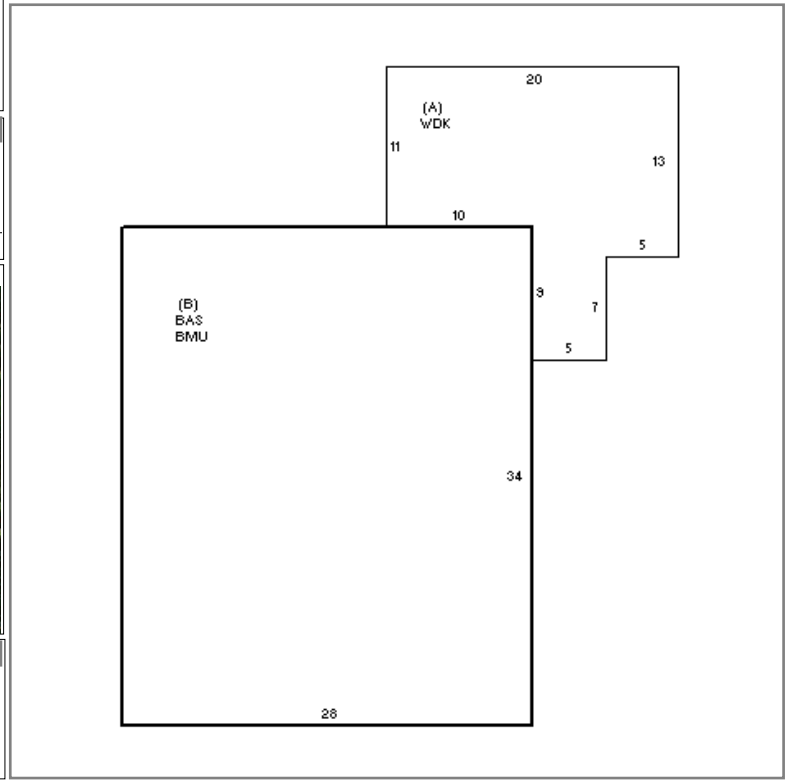
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	167,800	148,500
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**368,300**	**326,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10		80	16.90	1,100

PHOTO 08/13/2008

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	11/7/2023	SL
LIST	11/7/2023	EST
REVIEW	11/7/2023	SL

YEAR BLT	1965	SIZE ADJ	1.020
NET AREA	952	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	275		24.57	6,756
B	BMU	N	BSMT UNFINISHED	952		34.59	32,931
B	BAS	L	BASE AREA	952	1965	188.11	179,082
	FIX	O	XTRA FIXTURES	1		2,020.50	2,021

TOTAL RCN	220,789

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			$167,800