Key: 9873

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,106

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON KAREN E TRS KAREN E ANDERSON REVOCABLE TRUST PO BOX 838 POCASSET, MA 02559	44.2-31-0	76 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON KAREN E TRS KARE	05/08/2019	F	100	32006-234
MCNAMARA KAREN E	09/25/2002	H		15645-41
MCNAMARA KEVIN P &	01/01/1987	QS	93,000	5864-248

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

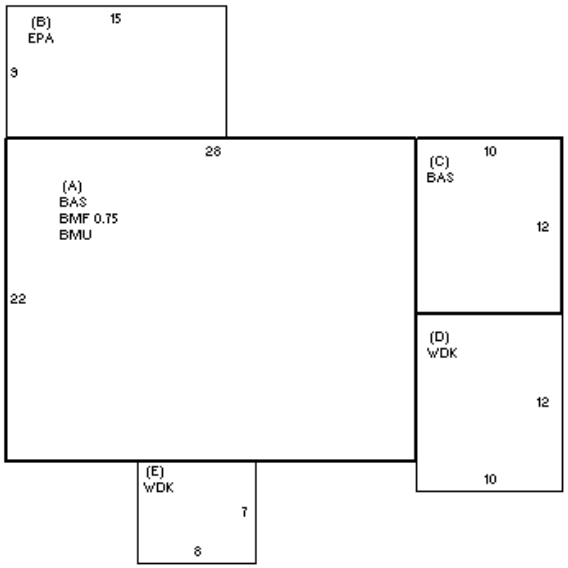
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920097	03/05/1992	2	ADDITIONS	4,500	04/21/1993	JS	100	100

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	166,700	147,500
DETACHED	2,300	2,100
OTHER	0	0
TOTAL	368,400	326,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	7X8		56	16.90	800
SHF	A 1.00	30 0.70	8X16		128	16.42	1,500

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	1964	SIZE ADJ	1.020
NET AREA	736	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	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	2	DRYWALL	1.00
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	616		45.54	28,054
A	BMF	N	BSMT FINISH	462		43.35	20,027
B	EPA	N	ENCLOSED PORCH	135		81.39	10,988
+	BAS	L	BASE AREA	736	1964	204.09	150,208
+	WDK	N	WOOD DECK	176		34.61	6,091
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	219,317
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		$166,700