Key: 9874

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,107

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REDDEN MARK L 80 HANDY RD POCASSET, MA 02559	44.2-32-0	80 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REDDEN MARK L	11/14/2002	QS	118,000	15913-151
CARMODY WILLIAM F III &	01/08/1999	X		11977-291
CARMODY WILLIAM F III		XX		04987-00296

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	%
15189	04/03/2015	10	WOODSTOVE	4,240	05/05/2015		100	100
920290	06/07/1992	7	SIGN	6,000	08/15/1994	DMB	100	100

LAND

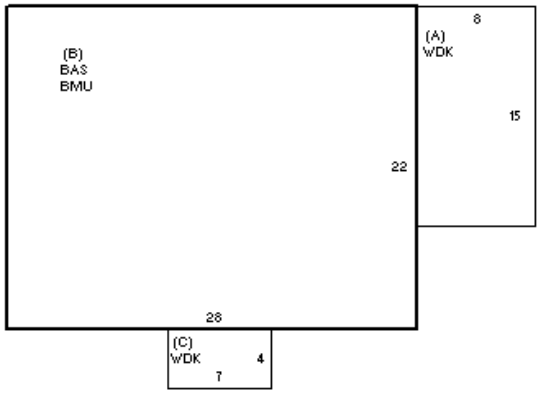
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	282,840	3.84	A 1.00	PAV 1.20			199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	127,500	112,900
DETACHED	2,300	2,200
OTHER	0	0
TOTAL	329,200	291,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12X16		192	15.95	2,300

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	1958	SIZE ADJ	1.020
NET AREA	616	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	148		39.09	5,786
B	BMU	N	BSMT UNFINISHED	616		45.54	28,054
B	BAS	L	BASE AREA	616	1958	204.09	125,717
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	163,506

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$127,500