

Key: 9877

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.110

LEGAL

LAND

DETACHED

BUILDING

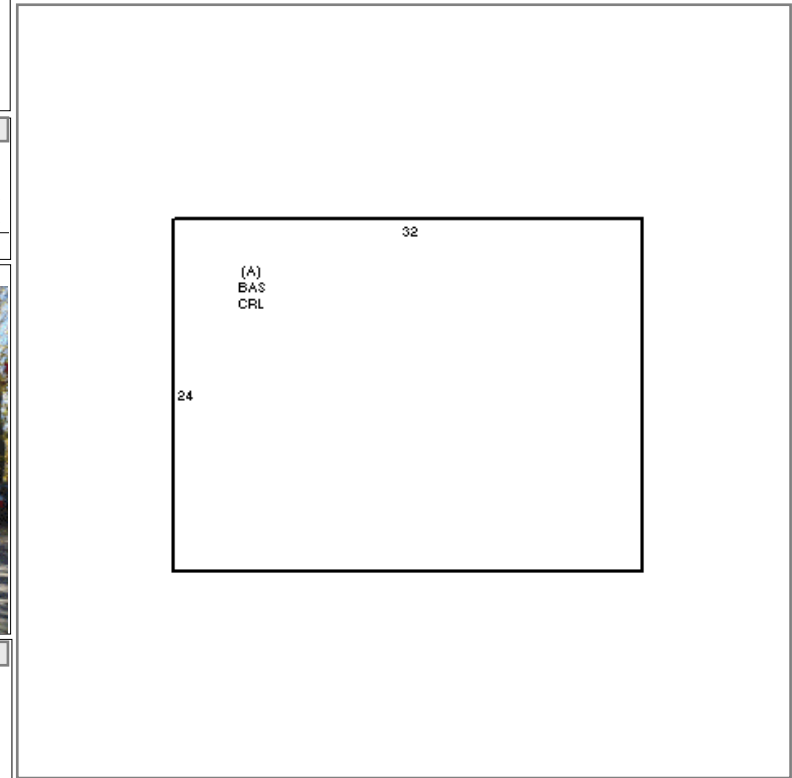
| | | | | | | | | | | | |
|---|--|--|--|------------|---------|------------|-------------------------|-------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| MAIO ROBERT P 92 HANDY RD POCASSET, MA 02559-2244 | | | | 44.2-35-0 | | | | 92 HANDY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MAIO ROBERT P MCDONOUGH KATHLEEN E | | | | 11/30/2007 | A XX | 230,000 | 22507-312 02112-0230 | | | | |

| 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 | % |
| 20028 | 01/10/2020 | 3 | ALT/RENO | 5,300 | | | 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 | 137,000 | 97,300 | | | |
| N_Index | AVG | | DETACHED | 500 | 600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 336,900 | 274,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|------|-------|-----------|-------|-----|
| SHF | A | 1.00 | 50 0.50 | 6X10 | | 60 | 16.90 | 500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/8/2022 | SL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/8/2022 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 7/18/2023 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1950 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 768 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$235 | 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 | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| 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 | 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 | CRL | N | BSMT CRAWL | 768 | | 25.42 | 19,520 |
| A | BAS | L | BASE AREA | 768 | 1950 | 204.09 | 156,739 |
| | MST | O | MAS/METAL STACK | 1 | | 3,948.70 | 3,949 |

| TOTAL RCN | 180,207 | |
|-------------------|-----------|---------|
| CONDITION ELEM CD | | |
| EXTERIOR | A | A |
| INTERIOR | A | A |
| KITCHEN | A | A |
| BATHS | A | A |
| HEAT | A | A |
| ELECT | A | A |
| EFF.YR/AGE | 1995 / 27 | |
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | \$137,000 | |