Key: 9888

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,121

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EDWARDS DONNA M TRS DONNA EDWARDS 2004 REV TRUST 32 BARROWS RD EAST FALMOUTH, MA 02536	44.2-46-0	75 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EDWARDS DONNA M TRS	12/06/2021	F	100	34724-118
EDWARDS DONNA M	07/06/2021	F	1	34273-109
EDWARDS JOHN B &		XX		01513-0133

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	%
EXB-21-414	08/20/2021	3	ALT/RENO	17,800	05/13/2022		100	100
17463	06/19/2017	2	ADDITIONS	119,000	06/11/2018	TL	100	100
14133	03/07/2014	3	ALT/RENO	4,887	06/11/2018	TL	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

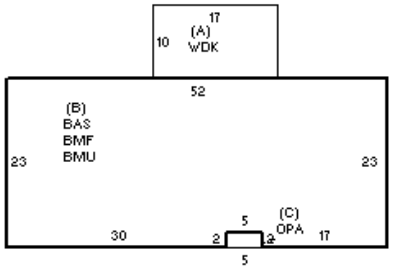
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	292,600	258,900
DETACHED	0	0
OTHER	0	0
TOTAL	**492,000**	**435,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/11/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/11/2018	TL
LIST	6/11/2018	EST
REVIEW	5/13/2022	TL

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,186	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	WDK	N	WOOD DECK	170		36.16	6,147
B	BMU	N	BSMT UNFINISHED	1,186		37.70	44,708
B	BMF	N	BSMT FINISH	1,186		35.88	42,556
B	BAS	L	BASE AREA	1,186	1977	198.45	235,362
C	OPA	N	OPEN PORCH	10		98.31	983
	FIX	O	XTRA FIXTURES	3		2,201.60	6,605

TOTAL RCN	336,360

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$292,600