

Key: 9889

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.122

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD BERTRAM H JR & VIRGINIA T MCDONALD PO BOX 898 POCASSET, MA 02559-0898				44.2-47-0				67 HANDY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD BERTRAM H JR &					XX		01566-0062				

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 %

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	198,500	177,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				397,900	354,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A)
USF 0.50
BAS
BMU

24

32

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/6/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/6/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.090

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	1	PLASTER	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	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	1971	228.21	175,266
A	USF	L	UPPER STORY FIN	384	1971	121.74	46,747

TOTAL RCN	261,124
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	\$198,500

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	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