

Key: 9890

Town of Bourne - Fiscal Year 2024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
STUART BRIAN D 63 HANDY RD POCASSET, MA 02559-2243		44.2-48-0	63 HANDY RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STUART BRIAN D		08/09/1991	L	65,000	07643-00037
SOUTHERN MASS TELEPHONE		05/09/1991	L	82,223	N/A-N/A

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	%

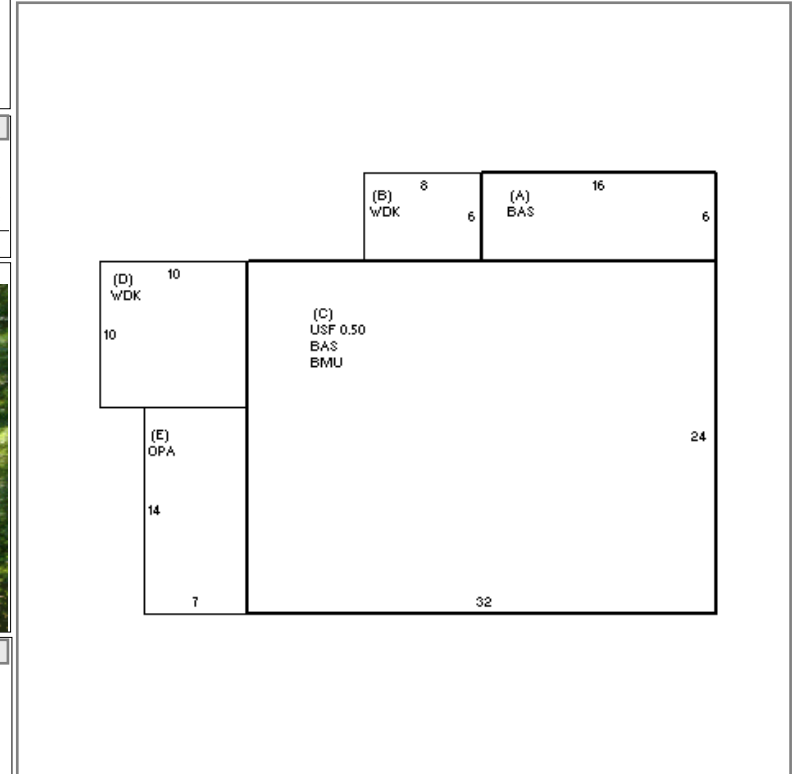
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20									199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND		199,400		176,500	
Infl1	AVG		BUILDING		215,300		193,000	
N_Index	AVG		DETACHED		4,400		4,200	
			OTHER		0		0	
TOTAL					419,100		373,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,826.30	2,100
SHF	A	1.00	A 0.75 8X8		64	16.90	800
SHF	A	1.00	A 0.75 10X12		120	16.42	1,500



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%]			



YEAR BLT	1971	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	283,300	
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	864	1971	211.34	182,600	CONDITION ELEM	CD	
\$NLA(RCN)	\$227	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	148		42.11	6,233			EXTERIOR
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	768		49.06	37,676	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	384	1971	117.27	45,031	KITCHEN	A	
				FLOOR COVER	13	HARDWOOD-W/W	1.00	E	OPA	N	OPEN PORCH	98		76.59	7,506	BATHS	A	
				INT. FINISH	3	WOOD PANEL	0.98		MST	O	MAS/METAL STACK	1		4,253.40	4,253	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	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

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$215,300