Key: 9963

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,196

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCKENLEY ANTHONY ONEIL 43 HANDY ROAD POCASSET, MA 02559	44.2-127-0	43 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCKENLEY ANTHONY ONEIL	04/26/2019	QS	262,000	31977-21
MONTOYA ANTHONY L	04/24/2015	H	208,000	28822-306+18
ROBERTS ANNELIESE S	04/02/2007	F	1	21902-197

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

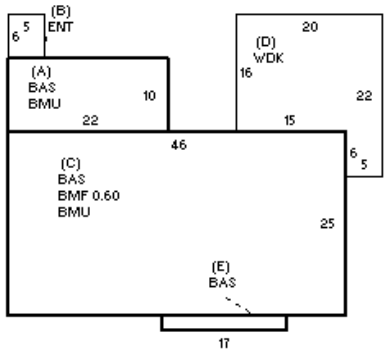
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-192	03/18/2021	15	INSULATE/WEA	4,674			100	100
16122	02/24/2016	14	SOLAR	8,000			100	100
900068	03/07/1990	2	ADDITIONS	16,340	11/15/1991	HS	100	100

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	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	269,400	238,400
DETACHED	0	0
OTHER	0	0
TOTAL	468,800	414,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/04/2021

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	6/1/2017	TL
LIST	6/1/2017	EST
REVIEW	5/4/2021	TL

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	70	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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,370		31.45	43,091
A	BAS	L	BASE AREA	220	1990	180.62	39,736
B	ENT	N	ENCLOSED ENTRY	30		83.23	2,497
C	BMF	N	BSMT FINISH	690		43.14	29,765
D	WDK	N	WOOD DECK	350		21.03	7,361
+	BAS	L	BASE AREA	1,184	1959	180.62	213,854
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290
	MST	O	MAS/METAL STACK	1		3,929.30	3,929

TOTAL RCN	354,417

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	$269,400		