Key: 10226

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.461

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY BRIAN J 59 CEDAR POINT DR POCASSET, MA 02559	47.1-83-0	59 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY BRIAN J	10/31/2002	QS	425,000	15839-38
BURKE EDWARD J &	02/22/2001	X		13579-245
BURKE ROSEMARY	03/16/1999	A	100,000	12129-170

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	%
07712	11/23/2007	1	NEW CONSTRUC	310,000	07/15/2009	TL	100	100
990387B	06/24/1999	3	ALT/RENO	25,000	11/02/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,050	11 1.00	100 1.00	100 1.00	942,800	2.65	A 1.00	BGD 4.00			690,120

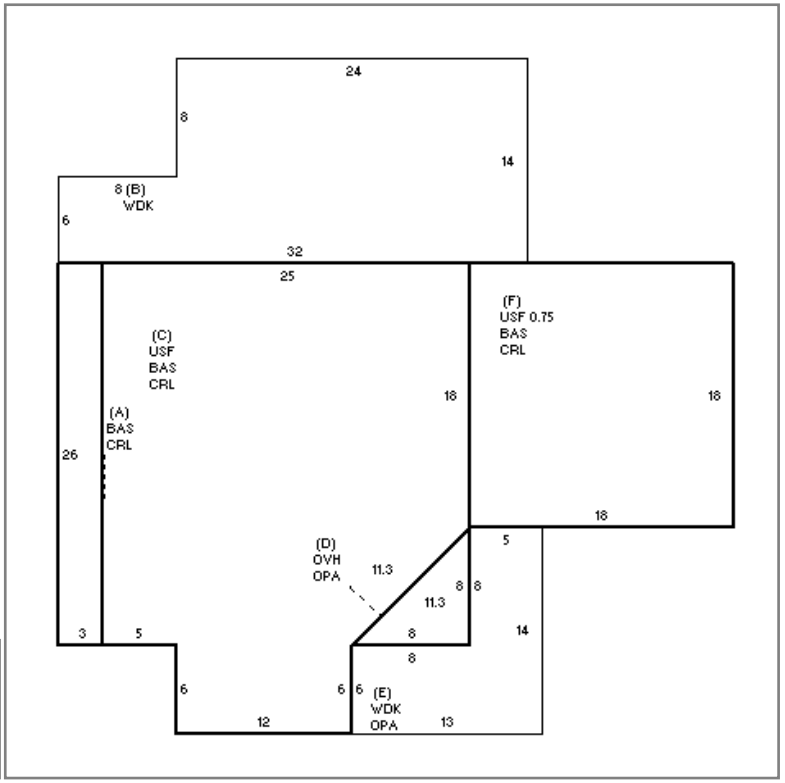
TOTAL	12,066 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	690,100	610,800
BUILDING	453,200	395,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,143,300**	**1,006,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 09/07/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/7/2023	SL
LIST	9/7/2023	EST
REVIEW	9/7/2023	SL

YEAR BLT	2008	SIZE ADJ	1.005
NET AREA	2,057	DETAIL ADJ	1.000
$NLA(RCN)	$245	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,092		26.77	29,234
+	BAS	L	BASE AREA	1,092	2008	252.54	275,774
+	WDK	N	WOOD DECK	502		28.10	14,107
+	USF	L	UPPER STORY FIN	933	2008	141.62	132,131
+	OPA	N	OPEN PORCH	150		90.26	13,540
D	OVH	L	OVERHANG	32	2008	238.24	7,624
	F21	O	FPL 2S 1OP	1		11,588.60	11,589
	FIX	O	XTRA FIXTURES	7		2,801.54	19,611

TOTAL RCN	503,608

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$453,200