Key: 10228

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.463

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY JAMES J TRS JAMES J MURPHY TRUST 51 CEDAR POINT DR POCASSET, MA 02559	47.1-85-0	51 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY JAMES J TRS MURPHY JAMES J &	07/02/2018	F XX	10	31383-29 01485-1075

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

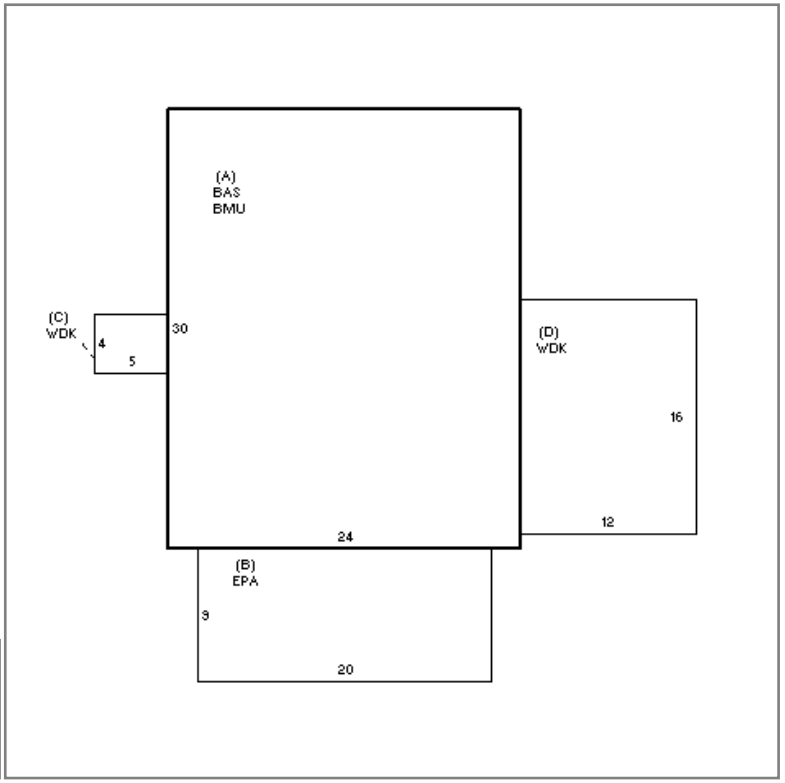
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-507	08/11/2022	3	ALT/RENO	6,255			100	100
EXB-20-441	11/11/2020	15	INSULATE/WEA	2,848			100	100
EXB-20-191	08/14/2020	3	ALT/RENO	22,139	04/13/2021	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,400	11 1.00	100 1.00	100 1.00	518,540	3.02	A 1.00	BA- 2.20			373,880

TOTAL	10,411 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	373,900	330,900
BUILDING	185,400	164,100
DETACHED	0	0
OTHER	0	0
TOTAL	**559,300**	**495,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X12			0.00	

PHOTO 05/12/2008

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	5/17/2016	TL
LIST	5/17/2016	EST
REVIEW	4/13/2021	TL

YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	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	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		45.54	32,791
A	BAS	L	BASE AREA	720	1948	204.09	146,942
B	EPA	N	ENCLOSED PORCH	180		73.01	13,142
+	WDK	N	WOOD DECK	212		25.63	5,433
	USF	L	UPPER STORY FIN	144	1948	108.87	15,677
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	FIX	O	XTRA FIXTURES	2		2,106.95	4,214

TOTAL RCN	226,131

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$185,400