Key: 10349

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,584

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY GERALD P ETUX MARY L MURPHY PO BOX 677 CATAUMET, MA 02534-0677	47.2-67-0	26 THAXTER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY GERALD P ETUX	12/07/2007	F	1	22520-249
COLELLA MARY L	08/24/2000	H		13200-106
COLELLA MARY L &	09/08/1992	A	1	08196-00131

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

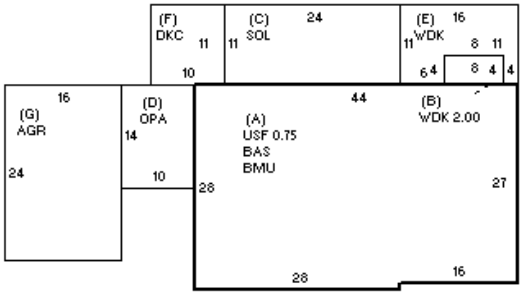
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		11/14/2022	SL	100	100
B-21-19	01/19/2021	4	DETACH.STRUC	23,500	04/06/2022	TL	100	100
16404	05/18/2016	4	DETACH.STRUC	20,000	02/11/2021	TL	100	100
11724	11/16/2011	9	DECK	6,100	04/11/2018	TL	100	100
960047	02/29/1996	3	ALT/RENO	18,200	09/24/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,260	14 1.00	100 1.00	100 1.00	388,905	1.51	A 1.00	R08 1.65			313,700

TOTAL	23,261 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	313,700	277,600
BUILDING	444,500	359,800
DETACHED	0	13,400
OTHER	0	0
TOTAL	**758,200**	**650,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/14/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/14/2022	SL
LIST	4/12/2018	TL
REVIEW	11/14/2022	SL

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,128	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,216		35.64	43,336
A	BAS	L	BASE AREA	1,216	1986	209.70	254,999
A	USF	L	UPPER STORY FIN	912	1996	120.09	109,521
+	WDK	N	WOOD DECK	208		28.89	6,010
C	SOL	N	SOLARIUM	264		96.20	25,398
D	OPA	N	OPEN PORCH	140		76.54	10,716
F	DKC	N	DECK-COMPOSITE	110		70.05	7,705
G	AGR	N	ATT GARAGE	384		77.86	29,899
	F21	O	FPL 2S 1OP	1		9,826.90	9,827
	FIX	O	XTRA FIXTURES	5		2,375.68	11,878
	JAC	O	JACUZZI	1		13,699.00	13,699

TOTAL RCN	522,988

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$444,500