Key: 11048

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,339

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY JAMES L PO BOX 782 CATAUMET, MA 02534	51.4-87-0	8 FALMOUTH AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY JAMES L	04/10/2015	QS	585,000	28795-35
PARKES RALPH E JR ETUX	03/25/2014	E	65,000	28049-10
TOWN OF BOURNE	09/15/1978	X		2783-311

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

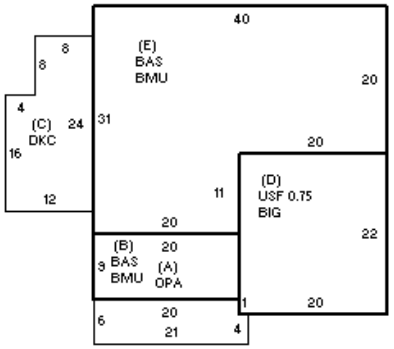
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14313	05/06/2014	1	NEW CONSTRUC	237,000	06/11/2015	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,814	14 1.00	100 1.00	100 1.00	424,260	2.21	A 1.00	R09 1.80			318,360

TOTAL	14,814 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	end of Falmouth Ave		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	318,400	281,800
BUILDING	582,200	520,600
DETACHED	0	0
OTHER	0	0
TOTAL	**900,600**	**802,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/11/2015	TL
LIST	6/11/2015	TL
REVIEW		

YEAR BLT	2014	SIZE ADJ	1.010
NET AREA	1,530	DETAIL ADJ	1.000
$NLA(RCN)	$401	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	2	CLAPBOARD	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	124		107.59	13,341
+	BMU	N	BSMT UNFINISHED	1,200		57.18	68,614
+	BAS	L	BASE AREA	1,200	2014	301.01	361,209
C	DKC	N	DECK-COMPOSITE	256		98.45	25,204
D	BIG	N	BUILT-IN GARAGE	440		122.94	54,094
D	USF	L	UPPER STORY FIN	330	2014	172.54	56,937
	FIX	O	XTRA FIXTURES	7		3,339.21	23,375
	GFP	O	GAS FIREPLACE	1		10,035.40	10,035

TOTAL RCN 612,808

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

EFF.YR/AGE 2014 / 8

COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95

RCNLD $582,200