

Key: 3352

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.394

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION						
MURPHY G STUART III TR OF THE ROYAL HEALTH GROUP I RLTY TR 8 LEWIS POINT ROAD BUZZARDS BAY, MA 02532					19.2-43-0					27 LEWIS POINT RD						
					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)			
					MURPHY G STUART III TR OF BEVERLY INVESTMENT PROPER					10/15/2003	B XX	3,850,000	(170903) (104772)			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	317,988	C-4	1.00	1.00	100	1.00	A	1.00	65	0.85	2,826,380

TOTAL	7.300 Acres	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	2,826,400	2,717,800		
Infl1	AVG		BUILDING	3,444,600	3,366,400		
N_Index	AVG		DETACHED	9,100	9,000		
			OTHER	0	0		
TOTAL				6,280,100	6,093,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	1.20	6,000
LH3	A	1.00	50 0.50		3	1,811.90	2,700
SW1	A	1.00	50 0.50 5X8		40	18.30	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	RP
MODEL	5		CIM-5	LIST	9/13/2021	EST
STYLE	78	1.50	NURSING HOME [100%]	REVIEW	4/21/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	61,316	DETAIL ADJ	1.569
\$NLA(RCN)	\$74	OVERALL	1.015

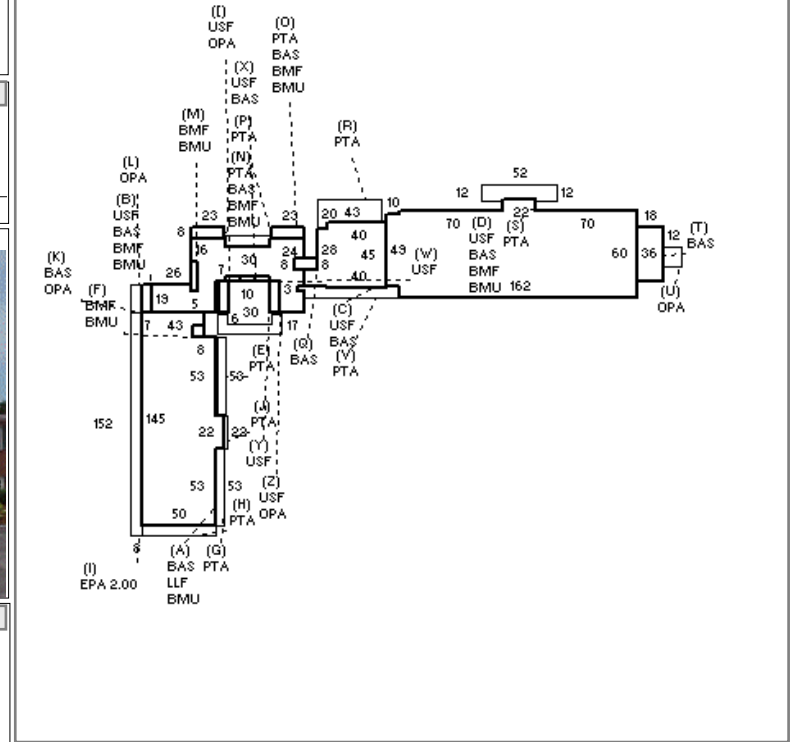
CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	7,199		18.68	134,449
A	LLF	L	LOW-LEV FIN	7,199	1960	48.32	347,887
B	BMU	N	BSMT UNF	3,077		18.68	57,466
B	BMF	L	BSMT FIN	3,077	1960	34.21	105,256
+	BAS	L	BASE AREA	24,112	1960	84.84	2,045,639
D	BMU	N	BSMT UNF	10,386		18.68	193,989
D	BMF	L	BSMT FIN	10,386	1960	34.21	355,275
E	PTA	N	PATIO	318		3.94	1,254
F	BMU	N	BSMT UNF	64		18.68	1,196
F	BMF	L	BSMT FIN	64	1960	34.21	2,189
G	PTA	N	PATIO	318		3.94	1,254
H	PTA	N	PATIO	350		3.94	1,380
I	EPA	N	ENCL PORCH	2,432		32.83	79,831
J	PTA	N	PATIO	44		3.95	174
+	OPA	N	OPEN PORCH	1,127		17.16	19,338
M	BMU	N	BSMT UNF	100		18.68	1,868

TOTAL RCN	4,532,434
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	V
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$3,444,600

* -- Partial Listing. See Next Page.



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						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD		
3040	100	NURSING HOMES					1	2 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

* -- Partial Listing. See Previous Page.

TOTAL	ZONING				FRNT				ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE								LAND		
Infl1									BUILDING		
N_Index									DETACHED		
									OTHER		
									TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL				LIST		
STYLE				REVIEW		
QUALITY						
FRAME						

YEAR BLT		SIZE ADJ		ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
NET AREA		DETAIL ADJ						M	BMF	L	BSMT FIN	100	1960	34.21	3,421	CONDITION ELEM
\$NLA(RCN)		OVERALL						N	BMU	N	BSMT UNF	184		18.68	3,437	CD
CAPACITY								N	BMF	L	BSMT FIN	184	1960	34.21	6,294	
								N	PTA	N	PATIO	184		3.94	726	
								O	BMU	N	BSMT UNF	184		18.68	3,437	
								O	BMF	L	BSMT FIN	184	1960	34.21	6,294	
								O	PTA	N	PATIO	184		3.94	726	
								P	PTA	N	PATIO	244		3.94	962	
								R	PTA	N	PATIO	675		3.94	2,661	
								S	PTA	N	PATIO	580		3.94	2,287	
								V	PTA	N	PATIO	495		3.94	1,952	
								+	USF	L	UP-STRY FIN	16,010	1960	71.94	1,151,815	

TOTAL RCN	
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	