

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.921

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
MURPHY-CARBONE IRENE P ETALS 223 MAIN STREET BUZZARDS BAY, MA 02532-3234										19.4-254-0				223 MAIN ST			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
MURPHY-CARBONE IRENE P ET										09/28/2004		F		100		19077-249+	
MURPHY IRENE ETALS										03/12/2003		F		100		16553-151	
MURPHY IRENE												XX				01307-1100	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				1	1 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16987	11/10/2016	13	OTHER		08/16/2017	BC	100	100
16952	11/01/2016	3	ALT/RENO	4,500	08/16/2017	BC	100	100
16552	06/29/2016	3	ALT/RENO		08/16/2017	BC	100	100
0000		3	ALT/RENO		05/23/2016		100	100
15948	10/22/2015	13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-4	1.00	100	1.00	100	1.00	387,175	1.48	A	1.00	65	0.85		263,540
203	A	1,000	C-4	1.00	100	1.00	100	1.00	135,575	1.00	A	1.00	65	0.85		135,580
303	A	1,531	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85		29,670

DETACHED

TOTAL	2.990 Acres		ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY		NOTE	LAND		428,800	412,300	
Infl1	AVG			BUILDING		73,900	71,100	
N_Index	AVG			DETACHED		29,100	28,400	
				OTHER		317,100	304,800	
				TOTAL		848,900	816,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	V	1.30	50 0.50		20 X 40	800	33.44	13,400
PAV	A	1.00	50 0.50			10,000	1.20	6,000
SW2	A	1.00	10 0.90		6 X 8	48	21.80	900
LBN	A	1.00	50 0.50		20 X 48	960	13.50	6,500
SHF	A	1.00	50 0.50		7 X 10	70	16.90	600
SHF	A	1.00	10 0.90		8 X 11	88	16.90	1,300
SHF	A	1.00	50 0.50		6 X 8	48	17.61	400

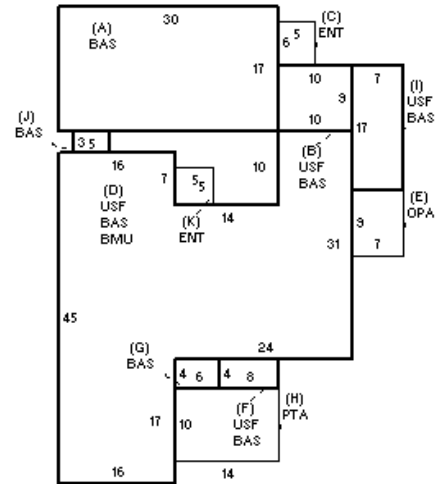
PHOTO 03/22/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [86%]	REVIEW	3/22/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,868
NET AREA	3,679	DETAIL ADJ	0.959	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	510	1920	66.00	33,662	CONDITION ELEM	CD
\$NLA(RCN)	\$69	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,604	1920	66.00	105,870	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.01	+	USF	L	UP-STRY FIN	1,565	1920	55.97	87,594	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	ENT	N	ENCL ENTRY	55		30.80	1,694	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	D	BMU	N	BSMT UNF	1,324		18.40	24,362		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	63		17.71	1,116		
				HEATING/COOL	1	FORCED AIR	1.00	H	PTA	N	PATIO	140		4.07	570		
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	35	seasonal
DEPR	71	% GD 29
RCNLD	\$73,900	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.922

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS 223 MAIN STREET BUZZARDS BAY, MA 02532-3234		19.4-254-0	223 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				2	2 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

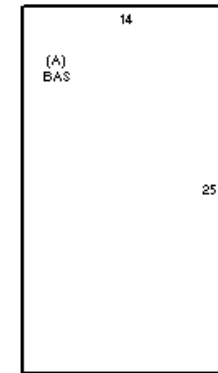
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	22,900	
Infl1		BUILDING			
N_Index		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/18/2007



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	35,744
NET AREA	350	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	350	1950	102.13	35,744		
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	3	WOOD PANEL	1.05										
				HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																CDN/APP	A
																EFF.YR/AGE	1977 / 45
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$22,900

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.923

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS		19.4-254-0	223 MAIN ST			
223 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234						


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				3	3 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

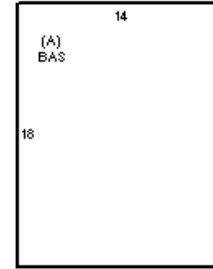
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	16,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/18/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	252	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	252	1950	102.13	25,736
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	0		1.00	INT. FINISH	3	WOOD PANEL	1.05								
% SPINKLERS	0		1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	25,736	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$16,500	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.924

LEGAL

LAND

DETACHED

BUILDING

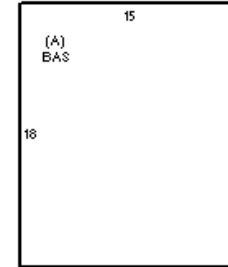
CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS 223 MAIN STREET BUZZARDS BAY, MA 02532-3234		19.4-254-0	223 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				4	4 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	17,600	
Infl1		BUILDING			
N_Index		DETACHED			
		OTHER			
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	270	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	270	1950	102.13	27,574
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00								
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED		100	1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND		0	1.00	INT. FINISH	3	WOOD PANEL	1.05								
% SPINKLERS		0	1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	27,574	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$17,600	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.925

LEGAL

LAND

DETACHED

BUILDING

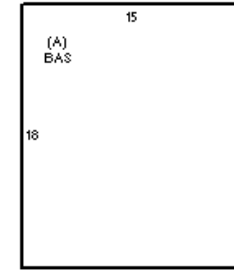
CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS		19.4-254-0	223 MAIN ST			
223 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				5	5 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	17,600	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	27,574		
NET AREA	270	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	270	1950	102.13	27,574	CONDITION ELEM	CD		
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00									EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00									EFF.YR/AGE	1977 / 45		
% AIR COND	0	1.00		INT. FINISH	3	WOOD PANEL	1.05									COND	36 36 %		
% SPINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95									FUNC	0		
																	ECON	0	
																	DEPR	36 % GD	64
																	RCNLD	\$17,600	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.926

LEGAL

LAND

DETACHED

BUILDING

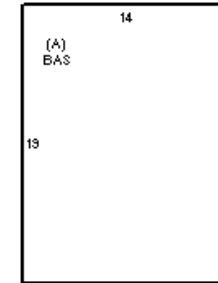
CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS		19.4-254-0	223 MAIN ST			
223 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				6	6 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	17,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	27,165		
NET AREA	266	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	266	1950	102.12	27,165	CONDITION ELEM	CD		
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00									EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00									EFF.YR/AGE	1977 / 45		
% AIR COND	0	1.00		INT. FINISH	3	WOOD PANEL	1.05									COND	36 36 %		
% SPINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95									FUNC	0		
																	ECON	0	
																	DEPR	36 % GD	64
																	RCNLD	\$17,400	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.928

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS 223 MAIN STREET BUZZARDS BAY, MA 02532-3234		19.4-254-0	223 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				8	8 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

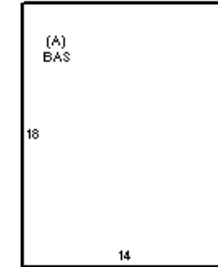
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	16,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/18/2007



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	25,736	
NET AREA	252	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	252	1950	102.13	25,736	CONDITION ELEM	CD	
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00									EXTERIOR	A	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR	A	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A	
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00									EFF.YR/AGE	1977 / 45	
% AIR COND	0	1.00		INT. FINISH	3	WOOD PANEL	1.05									COND	36 36 %	
% SPINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95									FUNC	0	
				FUEL SOURCE	2	GAS	1.00									ECON	0	
				NAF	0		1.00									DEPR	36 % GD 64	
																	RCNLD	\$16,500

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.929

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MURPHY-CARBONE IRENE P ETALS		19.4-254-0		223 MAIN ST	
223 MAIN STREET		TRANSFER HISTORY		DOS	T
BUZZARDS BAY, MA 02532-3234				SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	99	COMMERCIAL-RESID				9	9 of 13
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

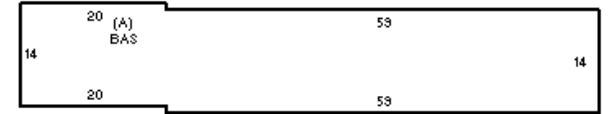
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	61,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/18/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,106	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,106	1950	87.22	96,467
\$NLA(RCN)	\$87	OVERALL	1.000	EXT. COVER	4	VINYL	1.00								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	0	1.00		INT. FINISH	3	WOOD PANEL	1.05								
% SPINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	96,467
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$61,700

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.930

LEGAL

LAND

DETACHED

BUILDING

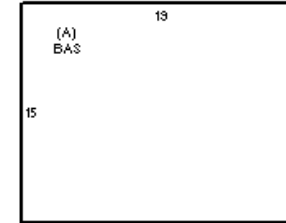
CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS		19.4-254-0	223 MAIN ST			
223 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				10	10 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	18,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	RP
MODEL	5		CIM-5	LIST	3/22/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	29,106		
NET AREA	285	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	285	1950	102.13	29,106	CONDITION ELEM CD			
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00									EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00									EFF.YR/AGE 1977 / 45			
% AIR COND	0	1.00		INT. FINISH	3	WOOD PANEL	1.05									COND	36 36 %		
% SPINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95									FUNC	0		
																	ECON	0	
																	DEPR	36 % GD	64
																	RCNLD		\$18,600

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.932

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY-CARBONE IRENE P ETALS				19.4-254-0				223 MAIN ST			
223 MAIN STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				12	12 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

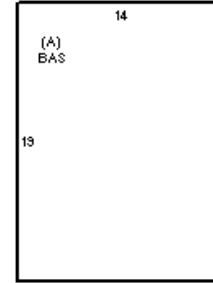
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	17,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/21/2021	RP
MODEL	5		CIM-5	LIST	3/21/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/21/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	266	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				FLOOR COVER	3	W/W CARPET	1.00
				INT. FINISH	3	WOOD PANEL	1.05
				HEATING/COOL	7	FLR/WALL UNIT	0.95
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	266	1950	102.12	27,165

TOTAL RCN	27,165	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$17,400	

Key: 3870

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.933

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MURPHY-CARBONE IRENE P ETALS		19.4-254-0	223 MAIN ST			
223 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3234						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	99	COMMERCIAL-RESID				13	13 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	58,000	
Infl1		BUILDING			
N_Index		DETACHED			
		OTHER			
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2021	RP
MODEL	5		CIM-5	LIST	3/21/2021	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	3/21/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	0.950	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	960	1950	93.28	89,547
\$NLA(RCN)	\$94	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	64		16.09	1,030
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	3	WOOD PANEL	1.05								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

(A) BAS

48

4
(B) OPA
16

20

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

TOTAL RCN	90,577
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$58,000