

Key: 4005

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.090

LEG
AL
LAND

| CURRENT OWNER | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|---|----------|------|-------|---------|----------|------|------------|------|------------|--------------|-----------------|--|--|--|
| STROTHER SHERYL D 54 STANDISH RD QUINCY, MA 02171 | | | | | | | | 20.1-9-0 | | | | 9 LITTLE BAY LN | | | |
| TRANSFER HISTORY | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| STROTHER SHERYL D | | | | | | | | 04/28/2016 | QS | 340,000 | (209349) | | | | |
| MURPHY JAMES J & ELLEN J | | | | | | | | 04/06/2005 | F | | (176346) | | | | |
| MURPHY JAMES J | | | | | | | | 07/13/2004 | F | | (173687) | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | |
| 100 | S | 21,800 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | A | 1.00 | BVG | 1.50 | 281,760 | | | |

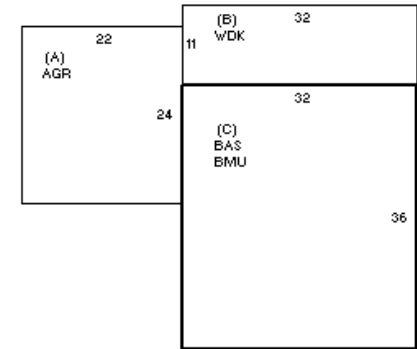
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|------------|------------|---------------|--------------|--------|------------|----|---------|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| EXB-20-302 | 09/23/2020 | 3 | ALT/RENO | 2,588 | | | 100 100 |
| 191152 | 11/13/2019 | 15 | INSULATE/WEA | 3,157 | | | 100 100 |
| CHAP 91 | 07/19/2019 | 4 | DETACH.STRUC | | | | 100 100 |
| 16315 | 04/27/2016 | 3 | ALT/RENO | | 03/23/2017 | TL | 100 100 |

LAND

| | | | | | | | | |
|---------|-----------|------------------------------|----------|---------|---------|----------|---------|----------|
| TOTAL | 21,780 SF | ZONING | 1 | FRNT | 93 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BBAY | NOTE Waterfront, no beach | LAND | 281,800 | 249,400 | | | |
| Infl1 | AVG | | BUILDING | 219,400 | 196,900 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 501,200 | 446,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/23/2017 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/23/2017 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LAND

| YEAR BLT | 1981 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 309.056 | |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 528 | | 62.10 | 32,791 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$268 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | WDK | N | WOOD DECK | 352 | | 21.46 | 7,556 | EXTERIOR | F | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 1,152 | | 36.64 | 42,212 | INTERIOR | F | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BAS | L | BASE AREA | 1,152 | 1981 | 192.90 | 222,218 | KITCHEN | A | |
| | | | | FLOOR COVER | 5 | VINYL | 1.00 | | FIX | O | XTRA FIXTURES | 2 | | 2,139.85 | 4,280 | BATHS | F | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 4 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| FIXTURES | | 7 | 1.00 | | | | | | | | | | | | | | | |
| GARAGE CAPACITY | | 2 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FINISH | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF HALF BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE | | 1990 / 32 | | | | | | | | | | | | | | | | |
| COND | | 29 | 29 % | | | | | | | | | | | | | | | |
| FUNC | | 0 | | | | | | | | | | | | | | | | |
| ECON | | 0 | | | | | | | | | | | | | | | | |
| DEPR | | 29 | % GD | 71 | | | | | | | | | | | | | | |
| RCNLD | | | | \$219,400 | | | | | | | | | | | | | | |