

Key: 6109

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.267

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BOYLAN RICHARD M & JANIE T BOYLAN 3 WHEELWRIGHT RD MEDFIELD, MA 02052				30.1-2-0				96 ROCKY POINT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOYLAN RICHARD M & BRUCE KATHARINE F TRS				10/30/2020	QS	2,227,500	(224256)					
BRUCE WILLIAM LANE & KATH				10/18/2016	F	1	(171394)					
				11/25/2003	F	1	(171394)					

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 %
M-21-31	04/14/2021	3	ALT/RENO		04/15/2021	RP	100 100
PL-21-99	03/29/2021	3	ALT/RENO	18,000			100 100
0000		3	ALT/RENO	25,000	11/25/2020	TL	100 100
EXB-20-417	11/02/2020	3	ALT/RENO	60,000	04/21/2022	RP	100 100

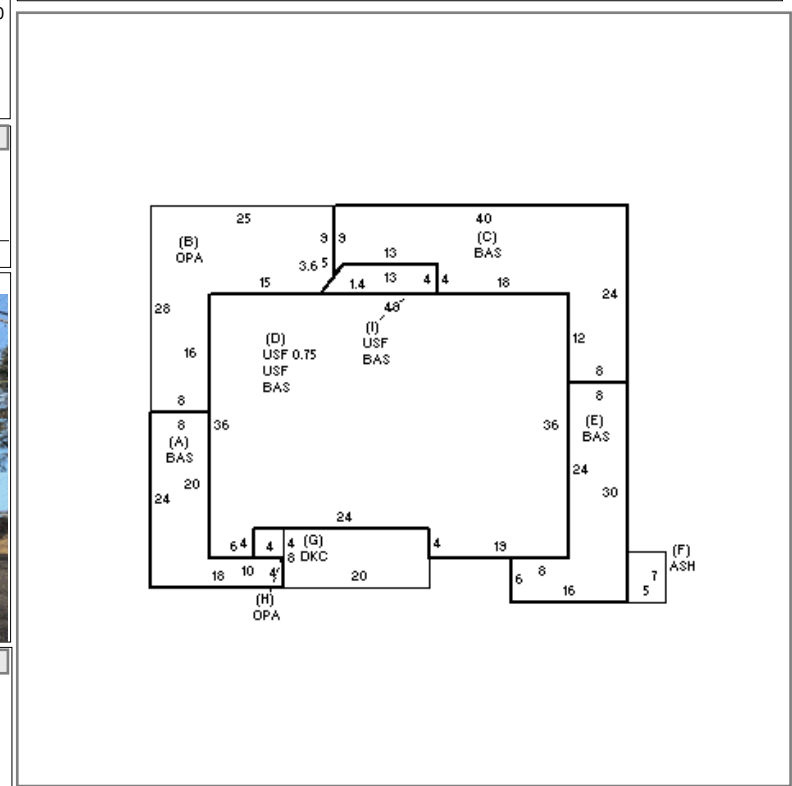
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	7	1.00	DCK	1.00	100	1.00	2,144,870	1.00	A	1.00	BSB	9.10		1,969,180
300	A	0.122	7	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSB	9.10		18,100

TOTAL	1.040 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB		NOTE Chaper 91 license Expires 2025 #99-6	LAND		1,987,300	1,758,800		
Infl1	DOCK			BUILDING		1,055,700	934,300		
N_Index	AVG			DETACHED		58,100	55,500		
				OTHER		0	0		
				TOTAL		3,101,100	2,748,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	G	1.20	10 0.90	20 X 22	440	30.36	12,000
PPD	V	1.30	A 0.75	4X28 + 6X12	184	235.56	32,500
SHF	A	1.00	A 0.75	20 X 22	440	14.04	4,600
FLD	V	1.30	10 0.90	8X12 +8X16+	128	78.52	9,000



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	4/21/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1864	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,055,716
NET AREA	5,744	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	2,767	1864	216.05	597,811	CONDITION ELEM CD	
\$NLA(RCN)	\$184	OVERALL	1.290	EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	441		77.32	34,100	EXTERIOR	V
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,726	1864	113.83	196,477	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	1,251	2020	113.83	142,406	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.02	F	ASH	N	ATT SHED	35		32.66	1,143	BATHS	V
				INT. FINISH	1	PLASTER	1.00	G	DKC	N	DECK-COMPOSITE	160		82.49	13,199	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F31	O	FPL 3S 1OP	1		13,168.90	13,169	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	F32	O	FPL 3S 2OP	1		12,642.00	12,642			
				USE	0		1.00	FIX	O	XTRA FIXTURES	16		2,798.04	44,769			

EFF. YR/AGE	2021 / 1	
COND	1	1 %
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD	\$1,055,700	