Key: 789

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 789

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURDOCK THOMAS P TRS WILLIAM T MURDOCK FAM IRR TR & MARY C 16 WALDO ROAD MILTON, MA 02186-1741	4.4-43-0	15 BRADFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURDOCK THOMAS P TRS WILL	01/28/2013	F	10	27079-176
MURDOCK WILLIAM T &	01/28/2013	F	10	27079-170
MURDOCK MARY C	09/23/2002	QS	385,000	15634-152

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

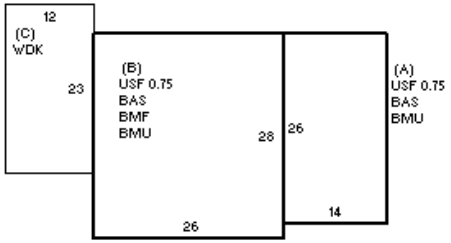
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	1 1.00	100 1.00	100 1.00	518,540	3.67	A 1.00	BA+ 2.20			366,970

TOTAL	8,407 SF	ZONING	1	FRNT	81
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	367,000	324,800
BUILDING	371,300	328,500
DETACHED	0	0
OTHER	0	0
TOTAL	**738,300**	**653,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 01/25/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/8/2021	NMP
LIST	1/25/2018	EST
REVIEW	12/28/2018	DB

YEAR BLT	1976	SIZE ADJ	1.010
NET AREA	1,911	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	20	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,092		40.88	44,642
+	BAS	L	BASE AREA	1,092	1976	215.21	235,013
+	USF	L	UPPER STORY FIN	819	1976	120.69	98,843
B	BMF	N	BSMT FINISH	728		49.12	35,760
C	WDK	N	WOOD DECK	276		29.03	8,014
	BMG	O	BSMT GARAGE	1		7,991.20	7,991
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	447,301

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$371,300