Key: 8023

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,187

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY RICHARD J & SUZANNE F MURPHY 12 SPRUCE WAY MEDFIELD, MA 02052-1320	38.3-41-0	35 FAIRVIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY RICHARD J &		XX		02343-0054

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	%
10741	12/14/2010	9	DECK	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,635	11 1.00	100 1.00	100 1.00	589,250	6.42	A 1.00	BA+ 2.50			402,250

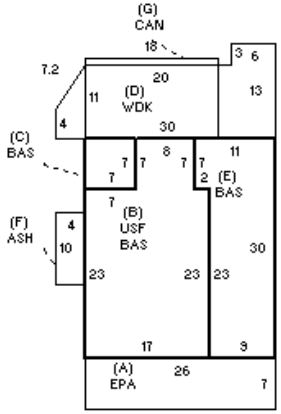
TOTAL	4,617 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	402,300	313,300
BUILDING	218,000	193,000
DETACHED	12,900	12,300
OTHER	0	0
TOTAL	**633,200**	**518,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	20 X 24		480	38.49	12,900

PHOTO 09/04/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/2/2023	SL
LIST	11/2/2023	EST
REVIEW	11/2/2023	SL

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,227	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	182		76.40	13,904
+	BAS	L	BASE AREA	780	1940	213.55	166,573
B	USF	L	UPPER STORY FIN	447	1940	113.92	50,921
D	WDK	N	WOOD DECK	306		22.11	6,767
F	ASH	N	ATT SHED	40		25.75	1,030
G	CAN	N	CANOPY	198		12.22	2,420
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819

TOTAL RCN	259,553

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$218,000