Key: 8041

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,204

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY SCOTT R & MELISSA C MURPHY 181 HIGHLAND ST DEDHAM, MA 02026	38.3-60-0	28 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY SCOTT R &	05/05/2022	O	2,000,000	(229859)
WAINWRIGHT ONA G ETALS	04/14/2022	F	1	(229668)
WAINWRIGHT GEORGE L &	04/25/2014	F		N/A-N/A

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	%
		3	ALT/RENO		03/22/2023	SL	100	100
B-23-16	01/27/2023	3	ALT/RENO	45,000	06/30/2023	TL	100	100
EXB-22-591	09/08/2022	3	ALT/RENO	65,000	03/22/2023	SL	100	100
09331	07/21/2009	3	ALT/RENO		05/11/2010		100	100
20008	01/07/2000	3	ALT/RENO	30,000	09/17/2001	TL	100	100

LAND

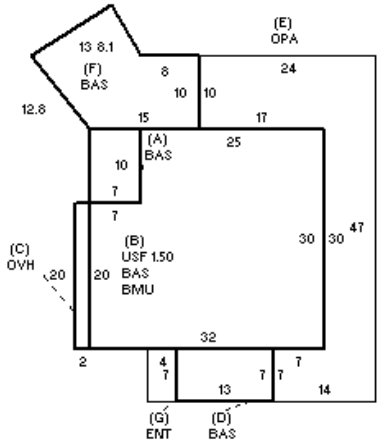
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,800	11 1.00	100 1.00	100 1.00	1,414,200	2.21	A 1.00	BSP 6.00			1,061,070

TOTAL	14,810 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,061,100	939,100
BUILDING	549,700	459,000
DETACHED	25,800	20,500
OTHER	0	0
TOTAL	**1,636,600**	**1,418,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	26 X 33		858	33.41	25,800
SHF	A 1.00	10 0.90	6X12 ATTACH			0.00	

PHOTO 03/22/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2023	SL
LIST	5/10/2021	EST
REVIEW	3/22/2023	SL

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,669	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,294	1940	219.09	283,506
B	BMU	N	BSMT UNFINISHED	890		42.50	37,825
B	USF	L	UPPER STORY FIN	1,335	1940	121.17	161,768
C	OVH	L	OVERHANG	40	1940	211.07	8,443
E	OPA	N	OPEN PORCH	548		68.59	37,589
G	ENT	N	ENCLOSED ENTRY	28		98.53	2,759
	F31	O	FPL 3S 1OP	1		11,681.80	11,682
	FIX	O	XTRA FIXTURES	7		2,482.01	17,374

TOTAL RCN	560,945

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

EFF.YR/AGE	2017 / 5	
COND	2	2 %
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		$549,700