

Key: 8055

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.219

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY KENNETH F & ELISABETH CRONIN MURPHY 175 FORBES RD WESTWOOD, MA 02090				38.3-74-0				49 NORTH SHORE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MURPHY KENNETH F & MURPHY KENNETH F & MADELYN REALTY LLC				11/02/2021	F	887,500	34626-10					
				10/26/2021	QS	887,500	34606-60					
				08/05/2020	F	100	33140-269					

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	%
03781	10/28/2003	3	ALT/RENO		01/07/2020	TL	100	100
950588	11/19/1995	2	ADDITIONS	46,000	06/24/2004	JS	100	100
		2	ADDITIONS	25,000	07/16/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,100	11	1.00	100	1.00	100	1.00	589,250	3.10	A	1.00	BA+	2.50		423,680

TOTAL	10,106 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	423,700	330,000			
Infl1	AVG		BUILDING	449,800	371,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	873,500	701,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/18/2022	RP
MODEL	1		RESIDENTIAL	LIST	2/18/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/7/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,739	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	203		80.51	16,344
\$NLA(RCN)	\$284	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,044		49.89	52,080
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,044	1900	257.17	268,483
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	USF	L	UPPER STORY FIN	470	1900	150.53	70,748
				FLOOR COVER	1	HARDWOOD	1.02	F	BAS	L	BASE AREA	225	2003	257.17	57,863
				INT. FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	174		47.85	8,326
				HEATING/COOLING	10	HOT/COOL WATER	1.05		FIX	O	XTRA FIXTURES	4		2,913.25	11,653
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		8,755.50	8,756
				USE	0		1.00								

TOTAL RCN	494,253
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$449,800

