Key: 8312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,469

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MULFORD STEPHEN F PO BOX 826 POCASSET, MA 02559-0826	38.3-350-0	46 KING PHILLIP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MULFORD STEPHEN F	04/08/2009	H	1	23597-102
MULFORD STEPHEN F &	04/11/1994	QS	56,000	9140-131

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	%
900451	08/27/1990	9	DECK	500	11/18/1991	HS	100	100
890042	01/25/1989	5	DEMOLITIONS	1,000	11/18/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,200	11 1.00	100 1.00	100 1.00	377,120	2.62	A 1.00	BAV 1.60			276,430

TOTAL 12,197 SF ZONING 1 FRNT 0

Nbhd	POC
Infl1	AVG
N_Index	AVG

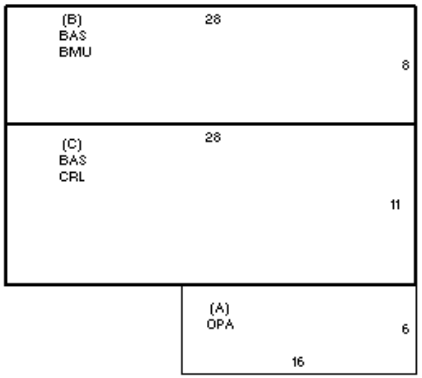
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	276,400	244,700
BUILDING	71,200	63,000
DETACHED	0	0
OTHER	0	0
TOTAL	**347,600**	**307,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	JH
LIST	11/7/2008	TL
REVIEW	11/7/2008	TL

YEAR BLT	1953	SIZE ADJ	1.020
NET AREA	532	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		51.31	4,926
B	BMU	N	BSMT UNFINISHED	224		43.83	9,818
+	BAS	L	BASE AREA	532	1953	155.04	82,480
C	CRL	N	BSMT CRAWL	308		24.46	7,534

TOTAL RCN 104,758

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE 1987 / 35

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $71,200