Key: **846**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 844

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY DAVID P & JOANN K MURPHY 39 MAYFLOWER RD SAGAMORE BEACH, MA 02562	4.4-106-0	39 MAYFLOWER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY DAVID P &		XX		02241-0156

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

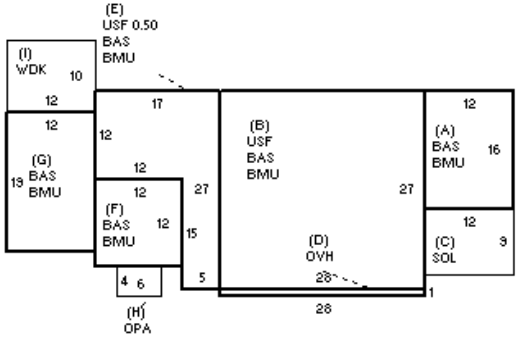
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04114	03/08/2004	2	ADDITIONS	137,000	07/28/2005	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,645	1 1.00	100 1.00	100 1.00	388,905	2.54	A 1.00	BAV 1.65			286,220

TOTAL	12,632 SF	ZONING	1	FRNT	150
Nbhd	N SAG	NOTE	Also frontage on Priscilla		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	286,200	253,300
BUILDING	548,100	485,000
DETACHED	0	0
OTHER	0	0
TOTAL	834,300	738,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12	2003		0.00	

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2021	NMP
LIST	6/19/2020	EST
REVIEW	5/19/2020	TL

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	2,523	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,599		35.56	56,854
+	BAS	L	BASE AREA	948	1951	204.19	193,567
B	USF	L	UPPER STORY FIN	756	1951	119.82	90,580
C	SOL	N	SOLARIUM	108		114.31	12,345
D	OVH	L	OVERHANG	28	1951	201.57	5,644
+	BAS	L	BASE AREA	651	2004	204.19	132,925
E	USF	L	UPPER STORY FIN	140	2004	119.81	16,774
H	OPA	N	OPEN PORCH	24		105.83	2,540
I	WDK	N	WOOD DECK	120		43.98	5,278
	BMF	N	BSMT FINISH	650		48.76	31,697
	F21	O	FPL 2S 1OP	1		9,804.40	9,804
	FIX	O	XTRA FIXTURES	8		2,370.28	18,962

TOTAL RCN	576,971

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

EFF.YR/AGE	2014 / 8		
COND	5 5 %		
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$548,100		