Key: 8764

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,942

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURRAY STEVEN J & GINA L MURRAY 3 WESCOTT ROAD ANDOVER, MA 01810-2840	42.0-11-0	12 BEACON POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURRAY STEVEN J &	07/01/2005	QS	662,500	20005-155
BURGESS DONALD AND	04/24/1998	QS	225,000	11379-77

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	%
13075	02/08/2013	15	INSULATE/WEA	1,900	04/02/2013		100	100
990414	07/06/1999	4	DETACH.STRUC	12,000	11/09/1999	MS	100	100
980523	09/01/1998	4	DETACH.STRUC	12,000	03/08/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,090	11 1.00	100 1.00	100 1.00	589,250	2.85	A 1.00	BA+ 2.50			427,570

TOTAL	11,108 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

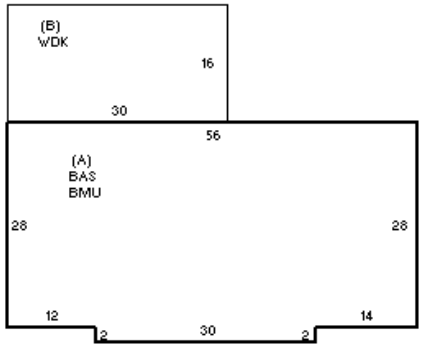
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	427,600	333,000
BUILDING	313,700	277,600
DETACHED	17,300	18,100
OTHER	0	0
TOTAL	**758,600**	**628,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	24 X 22		528	36.34	17,300
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 08/03/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2023	SL
LIST	8/15/2023	SL
REVIEW	8/15/2023	SL

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,628	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,628		32.70	53,241
A	BAS	L	BASE AREA	1,628	1973	199.14	324,199
B	WDK	N	WOOD DECK	480		23.56	11,308
	F12	O	FPL 1S 2OP	1		9,286.60	9,287
	FIX	O	XTRA FIXTURES	4		2,348.68	9,395

TOTAL RCN	407,430

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$313,700