

Key: 8884

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.080

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
26 MURVAL ROAD, LLC P.O. BOX 8 POCASSET, MA 02559				42.2-23-0				26 MURVAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
26 MURVAL ROAD, LLC				12/21/2018	QS	500,000	31743-212				
PALUMBO DOROTHY TRS JOSEP				03/07/2013	F		27189-139-40				
PALUMBO JOSEPH H ETAL DOR				05/12/2010	F	10	24544-206				

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	%

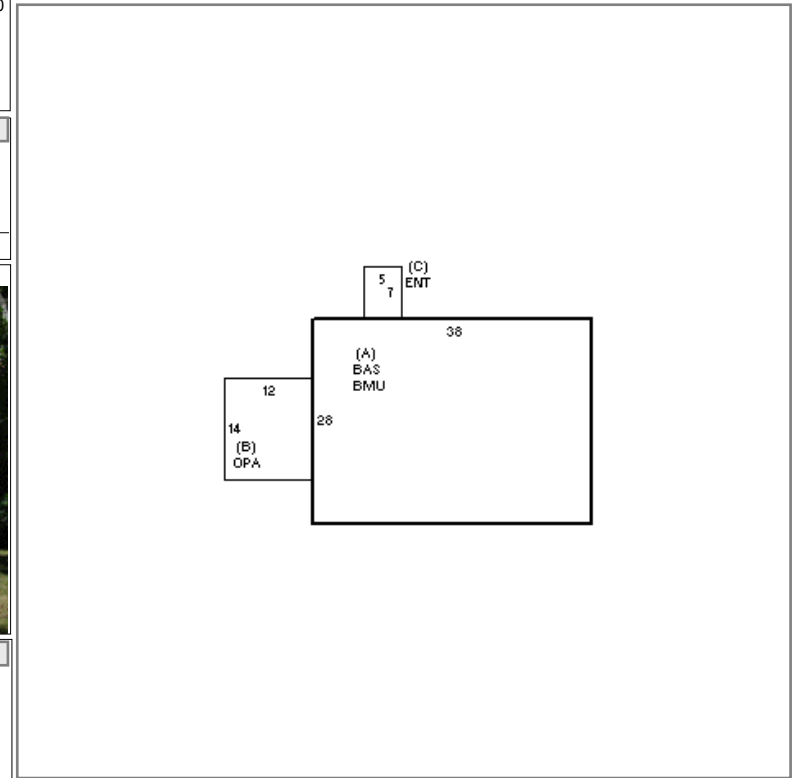
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50		540,980
300	A	0.142	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		5,790

TOTAL	1.060 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	546,800	425,800
Infl1	AVG		BUILDING	240,000	212,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	786,800	638,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,064		35.90	38,200
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,064	1960	189.00	201,096
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	168		64.35	10,810
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	35		83.24	2,913
FLOOR COVER	3	W/W CARPET	1.00	F11	O		FPL 1S 1OP	1		7,894.10	7,894
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	260,914
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$240,000