

Key: 8885

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.081

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BAINES DAVID E PO BOX 671 POCASSET, MA 02559				42.2-24-0				30 MURVAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BAINES DAVID E				11/18/2005	QS	525,000	20488-21				
GORDON JOSEPH D EXEC				10/25/2005	F		20398-182				
GORDON JOSEPH F ET ALS				04/14/1961	XX		1110+-130+				

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 %
EXB-21-437	06/24/2021	3	ALT/RENO	5,500			100 100
07042	01/31/2007	4	DETACH.STRUC	7,559	08/23/2007	DB	100 100
904490	02/14/1990	9	DECK	4,500	01/01/1991	HS	100 100
437089	07/21/1989	4	DETACH.STRUC	1,200	01/01/1990	JAB	100 100

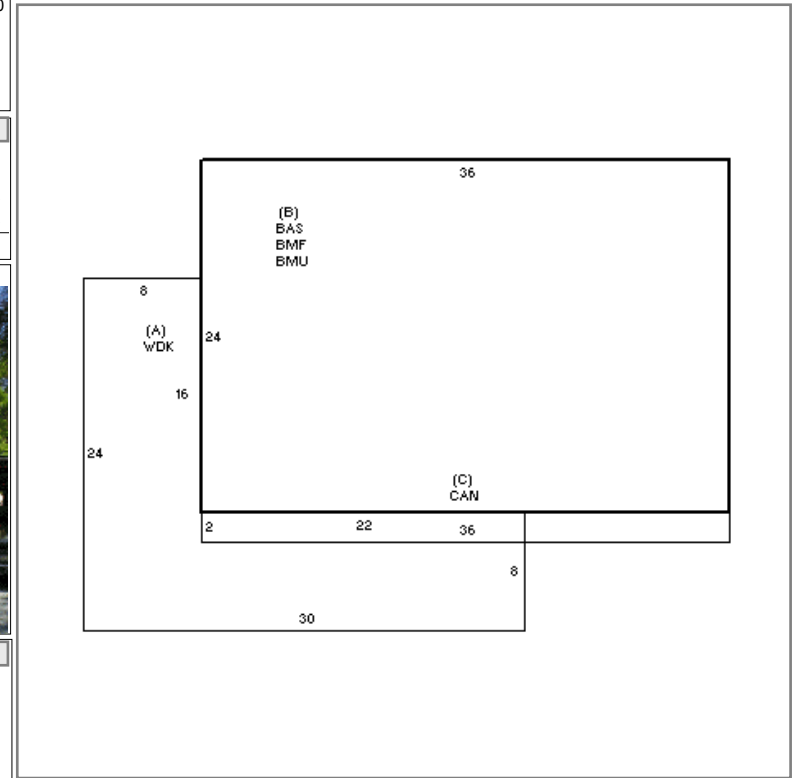
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.062	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	2,530

TOTAL	42,689 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	543,500	423,300			
Infl1	AVG		BUILDING	193,200	171,000			
N_Index	AVG		DETACHED	7,500	7,100			
			OTHER	0	0			
			TOTAL	744,200	601,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	12 X 24	2007	288	28.94	7,500

PHOTO 12/31/2002

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2006	TL
MODEL	1		RESIDENTIAL	LIST	5/31/2006	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/31/2006	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$294	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	368		21.57	7,937
B	BMU	N	BSMT UNFINISHED	864		36.82	31,815
B	BMF	N	BSMT FINISH	864		35.05	30,282
B	BAS	L	BASE AREA	864	1960	200.25	173,014
C	CAN	N	CANOPY	72		13.30	957
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	254,253
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$193,200