

Key: 8959

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.160

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------|--------------|
| MURPHY PETER & DENISE MURPHY 15 MICHAEL RD POCASSET, MA 02559 | | 43.0-28-0 | | 15 MICHAEL RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| MURPHY PETER & KING ANNE D TRS | | 07/12/2022 | QS | 575,000 | 35242-304 |
| KING ANN | | 06/02/2016 | F | 1 | 29694-105 |
| | | 07/19/2005 | N | 319,000 | 20061-55 |

| 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-22-14 | 01/06/2022 | 3 | ALT/RENO | | 06/29/2022 | SL | 100 100 |
| 07511 | 08/22/2007 | 3 | ALT/RENO | 50,000 | 05/18/2022 | RP | 100 100 |
| 01589 | 09/24/2001 | 3 | ALT/RENO | 34,000 | 05/18/2022 | RP | 100 100 |
| | | 9 | DECK | | 04/17/2008 | | 100 100 |
| | | | | | 11/05/2003 | 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 | 20,296 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 271,055 | 1.69 | A | 1.00 | R08 | 1.15 | | | 213,300 |

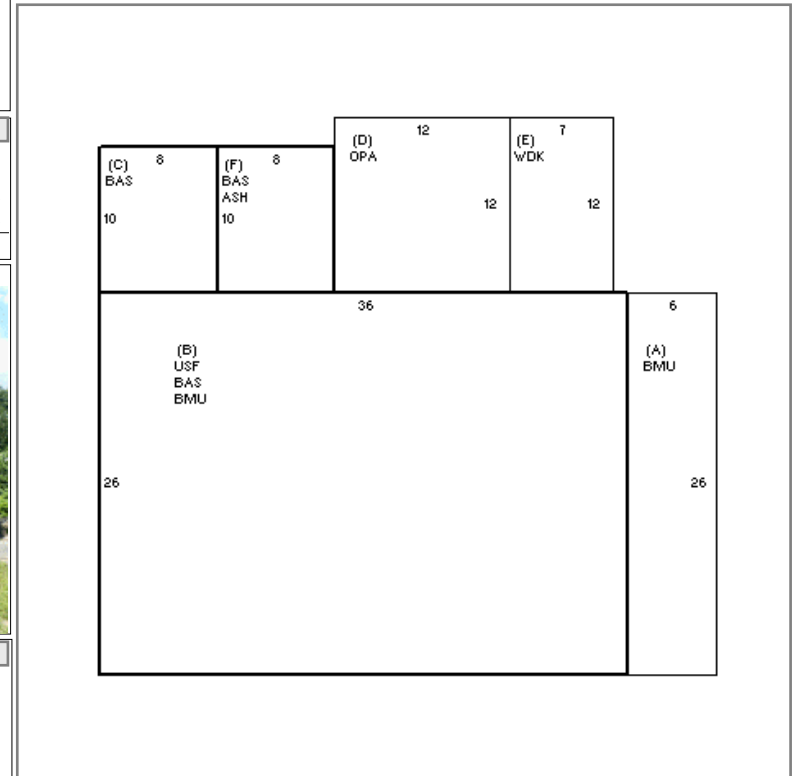
| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 20,299 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 213,300 | 180,600 | | | |
| Infl1 | AVG | | BUILDING | 436,000 | 385,800 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 649,300 | 566,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/29/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/1/2022 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/1/2022 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



BUILDING

| YEAR BLT | 1986 | SIZE ADJ | 1.005 |
|-----------------|-------|------------|-------|
| NET AREA | 2,032 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$215 | OVERALL | 1.090 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,092 | | 39.95 | 43,621 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | USF | L | UPPER STORY FIN | 936 | 1986 | 117.93 | 110,379 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 | + | BAS | L | BASE AREA | 1,096 | 1986 | 210.29 | 230,477 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | OPA | N | OPEN PORCH | 144 | | 75.16 | 10,823 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | E | WDK | N | WOOD DECK | 84 | | 48.20 | 4,049 |
| INT. FINISH | 2 | DRYWALL | 1.00 | F | ASH | N | ATT SHED | 80 | | 26.13 | 2,090 |
| HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | BMG | O | BSMT GARAGE | 2 | | 7,808.35 | 15,617 | |
| FUEL SOURCE | 2 | GAS | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 9,649.80 | 9,650 | |
| USE | 0 | | 1.00 | FIX | O | XTRA FIXTURES | 4 | | 2,332.75 | 9,331 | |

| TOTAL RCN | 436,036 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2021 / 1 |
| COND | 1 1 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 0 % GD 100 |
| RCNLD | \$436,000 |