

Key: 9086

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.288

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MURPHY DONNELL W TRS THE COUNTRY CLUB REALTY TR c/o JD MURPHY MGMT CO 7 WEST ST WALPOLE, MA 02081		43.1-77-0		451 BARLOWS LANDING RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY DONNELL W TRS MURPHY GERALDINE R		10/30/2017	F XX	100 (214509) (82468)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
990159	04/13/1999	3	ALT/RENO	8,500	11/10/1999	MS	100 100
980103	03/09/1998	3	ALT/RENO	6,200	02/05/1999	JS	100 100
950101	03/10/1995	3	ALT/RENO	8,000	07/22/1996	JC	100 100
		12	CYCLICAL				100 100

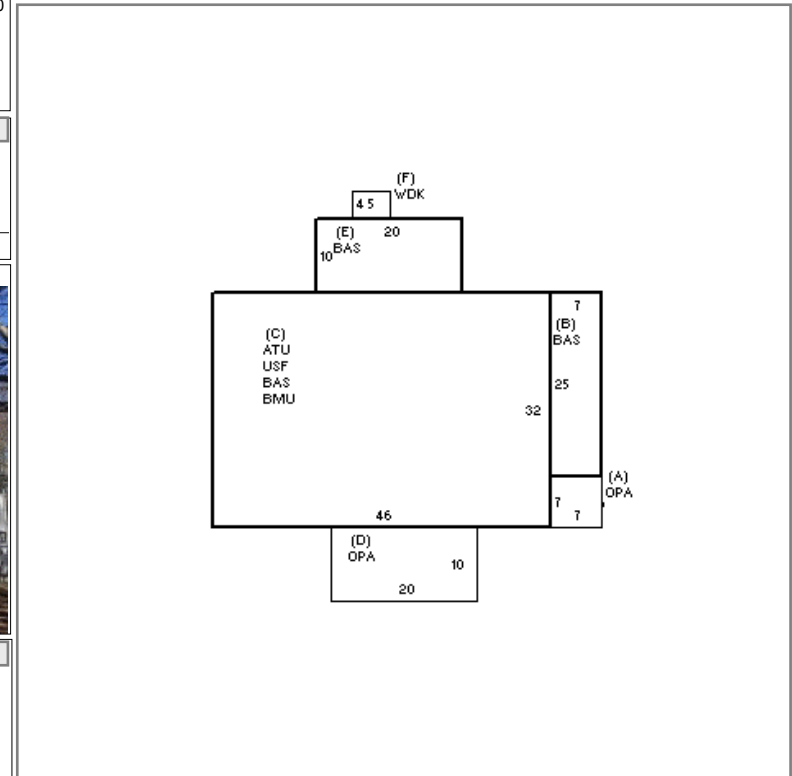
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1,343,490	1.00	A	1.00	BEX	5.70	1,233,440
300	A	0.472	11	1.00	100	92,910	1.00	A	1.00	BEX	5.70	43,850

TOTAL	1.390 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	PROPERTY ON SALT MARSH			LAND	1,277,300	1,130,400
Infl1	AVG		LAND	522,900	462,700			
N_Index	AVG		DETACHED	9,300	8,900			
			OTHER	204,700	181,100			
			TOTAL	2,014,200	1,783,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGB	A	1.00	A 0.75 13 X 18		234	53.18	9,300



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/14/2017	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/22/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1900	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	688,075		
NET AREA	3,319	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	249		63.94	15,922	CONDITION ELEM	CD		
\$NLA(RCN)	\$207	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,647	1900	192.44	316,955	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	C	BMU	N	BSMT UNFINISHED	1,472		34.71	51,095	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	1,472	1900	112.97	166,285	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	1,472		43.39	63,873	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	200	1900	192.44	38,489	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F	WDK	N	WOOD DECK	20		76.77	1,535	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	2		10,019.00	20,038					
				USE	0		1.00	FIX	O	XTRA FIXTURES	6		2,313.97	13,884					
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$522,900

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

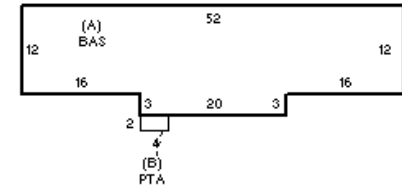
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	119,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/19/2017
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/14/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	138,912
NET AREA	684	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	684	1930	199.88	136,717		
\$NLA(RCN)	\$203	OVERALL	0.950	EXT COVER	4	VINYL	1.00	B	PTA	N	PATIO	8		16.35	131		
				ROOF SHAPE	1	GABLE	1.00		FIX	O	XTRA FIXTURES	1		2,064.00	2,064		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	1	HARDWOOD	1.02										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE 2005 / 17	
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$119,500

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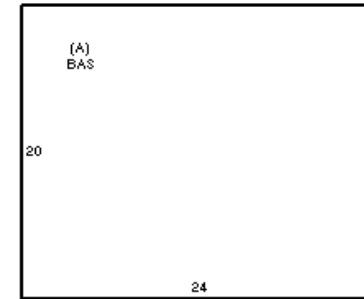
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	85,200	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/27/2017
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/14/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	99.016
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	480	1900	206.28	99,016		
\$NLA(RCN)	\$206	OVERALL	0.950	EXT COVER	4	VINYL	1.00										
				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	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		2	1.00														
BEDROOMS		1	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														

TOTAL RCN		99.016	
CONDITION ELEM		CD	
EXTERIOR		A	
INTERIOR		G	
KITCHEN		G	
BATHS		G	
HEAT		A	
ELECT		U	
EFF.YR/AGE		2005 / 17	
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	\$85,200		