Key: 9474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,693

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY CONSTANCE T TRS CONSTANCE T MURPHY REV INT TR PO BOX 1271 POCASSET, MA 02559-1271	43.3-196-0	535 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY CONSTANCE T TRS	12/07/2020	F	10	33550-14
MURPHY CONSTANCE T	12/14/1993	A	1	8944-71

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		05/07/2018	BC	100	100
17867	10/19/2017	4	DETACH.STRUC		05/07/2018	BC	100	100
990131	03/19/1999	2	ADDITIONS	20,000	11/19/1999	MS	100	100

LAND

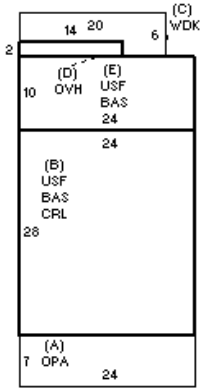
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,700	11 1.00	100 1.00	100 1.00	942,800	6.33	A 1.00	HCE 4.00			644,000

TOTAL	4,704 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

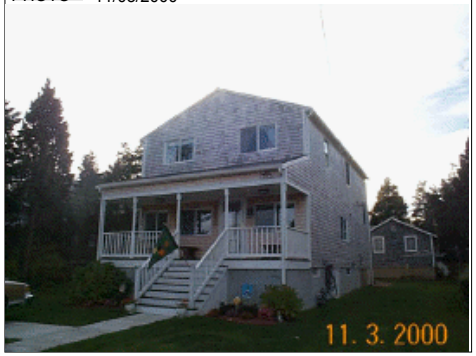
ASSESSED	CURRENT	PREVIOUS
LAND	644,000	641,200
BUILDING	300,600	266,000
DETACHED	0	0
OTHER	15,700	14,100
TOTAL	**960,300**	**921,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.90	P 0.40	8 X 10			0.00	

PHOTO 11/03/2000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/6/2017	TL
LIST	4/6/2017	TL
REVIEW	9/11/2018	TL

YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,852	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	FOUN. WALL	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	168		70.63	11,866
B	CRL	N	BSMT CRAWL	672		27.76	18,656
B	BAS	L	BASE AREA	672	1920	214.31	144,015
B	USF	L	UPPER STORY FIN	672	1920	116.34	78,179
C	WDK	N	WOOD DECK	120		42.71	5,125
D	OVH	L	OVERHANG	28	1920	195.72	5,480
E	BAS	L	BASE AREA	240	1999	214.31	51,434
E	USF	L	UPPER STORY FIN	240	1999	116.34	27,921
	FIX	O	XTRA FIXTURES	3		2,301.53	6,905

TOTAL RCN	349,581

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

EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$300,600

Key: 9474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,694

LEGAL

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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 2

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

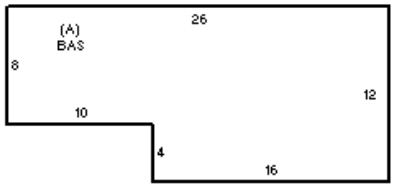
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	15,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/6/2017	TL
LIST	4/6/2017	TL
REVIEW	7/6/2018	TL

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	272	DETAIL ADJ	1.000
$NLA(RCN)	$109	OVERALL	0.500

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	3	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	272	1920	108.57	29,531

TOTAL RCN	29,531
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	47	47 %
FUNC	0	
ECON	0	
DEPR	47	% GD 53
RCNLD		$15,700