

Key: 9742

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.976

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CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY SEAN 23 RICE AVE POCASSET, MA 02559				44.1-30-0				23 RICE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY SEAN				08/17/2017	H		30704-251				
MURPHY SEAN &				12/07/2001	QS	190,000	14547-58				
PARSONS AL L				05/06/1994	H		1 9180-203				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,198	11	1.00	100	1.00	100	1.00	1.00	PAV	1.20	222,390

TOTAL	20,212 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	LAND	222,400	196,800			
Infl1	AVG		BUILDING	242,700	214,800			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	466,400	412,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 10		100	16.90	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2002	TL
MODEL	1		RESIDENTIAL	LIST	4/19/1990	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/31/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,140	DETAIL ADJ	1.000
\$NLA(RCN)	\$273	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	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	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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	720		53.26	38,349
+	BAS	L	BASE AREA	720	1984	238.68	171,848
+	WDK	N	WOOD DECK	528		24.72	13,050
D	USF	L	UPPER STORY FIN	420	1984	127.32	53,474
F	EPA	N	ENCLOSED PORCH	224		75.48	16,908
	F21	O	FPL 2S 1OP	1		10,192.90	10,193
	FIX	O	XTRA FIXTURES	3		2,464.23	7,393

TOTAL RCN	311,214
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$242,700

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	%

