

Key: 1352

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.357

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CALLANAN JON S ETUX JULIE CALLANAN 5 RUTLEDGE TERR WALTHAM, MA 02452				7.1-34-0				88 STANDISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CALLANAN JON S ETUX				01/24/2012	QS	315,000	(196173)					
TOMLINSON RICHARD C				06/08/2011	N		(139627)					
TOMLINSON WILLIAM E III &				01/08/2007	N		(139626)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1.00	100	1.00	R04	1.10		238,030
300	A	0.672	1	1.00	100	1.00	100	1.00	R04	1.10		12,050

LAND

TOTAL	1.590 Acres	ZONING	1	FRNT	360	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	250,100	221,300
Infl1	AVG		LAND	380,400	336,600			
N_Index	AVG		DETACHED	54,700	52,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>685,200</b>	<b>610,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 22 X 24		528	41.10	19,500
IPG	E	1.90	10 0.90 20 X 40	2012	800	48.88	35,200



BUILDING

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

BLDG COMMENTS

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YEAR BLT	1913	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452,881		
NET AREA	2,015	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,036		38.85	40,245	CONDITION ELEM	CD		
\$NLA(RCN)	\$225	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	C	USF	L	UPPER STORY FIN	687	1913	115.83	79,578	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,312	1913	200.26	262,737	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	OVH	L	OVERHANG	16	1913	192.95	3,087	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	796		66.10	52,615	BATHS	G		
				INT. FINISH	1	PLASTER	1.00	F	CAN	N	CANOPY	48		14.54	698	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,384.20	9,384	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	2		2,268.55	4,537					
				USE	0		1.00												
																		EFF.YR/AGE	2003 / 19
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$380,400

