

Key: 2947

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.984

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY ERIN A & CHELLSEY L CALLAHAN & EDWARD TRULL 42 DESERET DR BOURNE, MA 02532				15.0-157-0				42 DESERET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY ERIN A & CHELLSEY				04/28/2014	QS	355,000	28109-26				
COSTA VICTOR				11/10/2006	H	385,000	21513-325				
WOODWORTH GLENN A &				08/16/2004	QS	401,570	18939-70				

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	%
04232	04/16/2004	1	NEW CONSTRUC	125,000	10/20/2004	TL	100	100

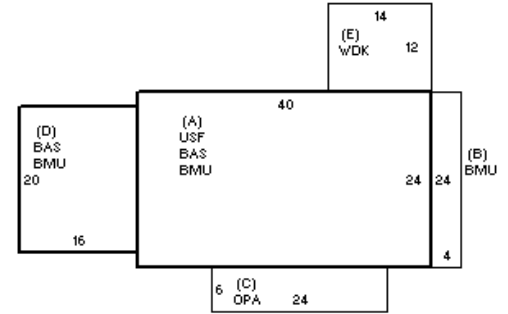
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,843 4		1.00	100 1.00	259,270	1.43	A	1.00	R07	1.10	211,860

TOTAL	24,843 SF	ZONING	1	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	211,900	204,600
Infl1	AVG		BUILDING	410,500	367,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	622,400	572,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/30/2017	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2004	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,372		
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,376		35.06	48,242	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,280	2004	206.30	264,068	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	960	2004	118.14	113,416	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	144		75.30	10,843	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	168		38.39	6,449	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		7,822.70	15,645	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	5		2,337.16	11,686	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,023.70	7,024				
				USE	0		1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$410,500