

Key: 414

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 411

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CURRENT OWNER				PARCEL ID				LOCATION			
COMSTOCK CHARLES S & JOAN CALLAHAN 2 KIMBA LN SAGAMORE BEACH, MA 02562				4.0-78-0				2 KIMBA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				08/03/2012	QS	449,000	26557-220				
				11/30/2001	QS	419,000	14513-320				
				10/21/1999	X		12614-66				

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	%
12552	08/16/2012	6	FENCE		10/24/2012		100	100
05675	09/28/2005	4	DETACH.STRUC	60,000	09/11/2006	DB	100	100
200320	05/30/2000	8	POOL	4,079	08/15/2000	TL	100	100
980515	08/27/1998	1	NEW CONSTRUC	165,000	08/27/1999	MWS	100	100

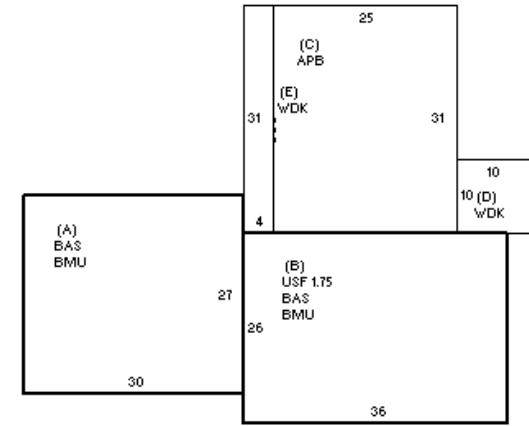
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	1	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00	R04	1.10		238,030
300	A	0.010	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10		180

TOTAL	40,424 SF	ZONING	1	FRNT	324	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E			LAND	238,200	210,800	
Infl1	AVG		BUILDING	590,300	522,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	828,500	733,100	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	E	1.90	10 0.90	16 X 24	2005	0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/20/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/21/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1998	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,828	
NET AREA	3,384	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,746		33.75	58,931			
\$NLA(RCN)	\$213	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,746	1998	201.61	352,006			
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,638	1998	118.34	193,849			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	APB	N	ATT POOL BLDG	775		64.65	50,107			
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	224		29.48	6,603			
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		8,113.65	16,227			
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	9		2,424.03	21,816			
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	2		7,285.00	14,570			
				USE	0		1.00		KIT	O	EXTRA KITCHEN	1		5,717.60	5,718			
																EFF.YR/AGE	2001 / 21	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	18 % GD 82	
																RCNLD	\$590,300	