Key: 6532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,692

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLAHAN VALERIE M TR OF MACK IRREVOCABLE TRUST 62 PURCHASE ST MIDDLEBORO, MA 02346	30.4-217-0	41 GAFFIELD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALLAHAN VALERIE M TR OF	10/30/2007	F	1	22438-203
MACK VINCENT G &	11/01/1982	QS	8,400	3596-66

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	%
11722	11/10/2011	3	ALT/RENO	1,835	12/13/2011		100	100
920268	06/01/1992	10	WOODSTOVE	1,000	04/07/1993	JS	100	100

LAND

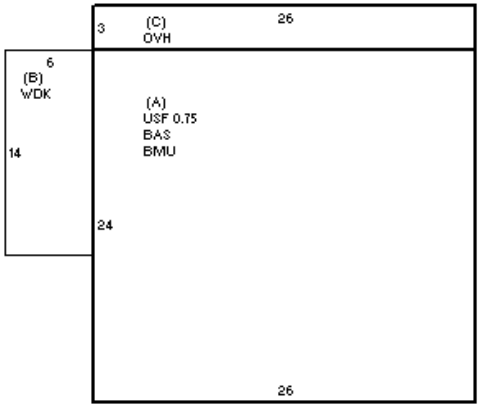
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,440	9 1.00	100 1.00	100 1.00	294,625	4.70	A 1.00	BA+ 1.25			204,660

TOTAL	6,447 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	204,700	181,100
BUILDING	207,400	183,500
DETACHED	0	0
OTHER	0	0
TOTAL	**412,100**	**364,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/11/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/11/2008	JH
LIST	9/9/2008	MR
REVIEW	1/22/2009	TL

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,170	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	624		49.99	31,195
A	BAS	L	BASE AREA	624	1986	224.02	139,790
A	USF	L	UPPER STORY FIN	468	1986	119.50	55,926
B	WDK	N	WOOD DECK	84		47.79	4,014
C	OVH	L	OVERHANG	78	1986	196.69	15,342
	BMG	O	BSMT GARAGE	1		7,741.40	7,741
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	1		2,313.30	2,313

TOTAL RCN 265,888

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 $207,400