

Key: 8047

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.210

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN CAITLIN ETAL TRS CALLAHAN HORNET HILL TRUST 103 WENDELL PARK MILTON, MA 02186				38.3-66-0				10 WENAUMET BLUFFS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN CAITLIN ETAL TRS				03/03/2022	F	100	34948-181				
HORNET HILL LLC				05/22/2019	F	10	32036-102				
CALLAHAN CAITLIN & DENNIS				01/05/2015	F	10	28612-34				

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 %
EXB-23-271	05/05/2023	15	INSULATE/WEA	1,739			100 100
EXB-22-741	02/06/2023	3	ALT/RENO	27,370			100 100
EXB-20-185	08/12/2020	3	ALT/RENO	12,861			100 100
910550	11/08/1991	9	DECK	1,000	03/01/1992	HS	100 100
910512	10/21/1991	3	ALT/RENO	9,268	03/01/1992	HS	100 100

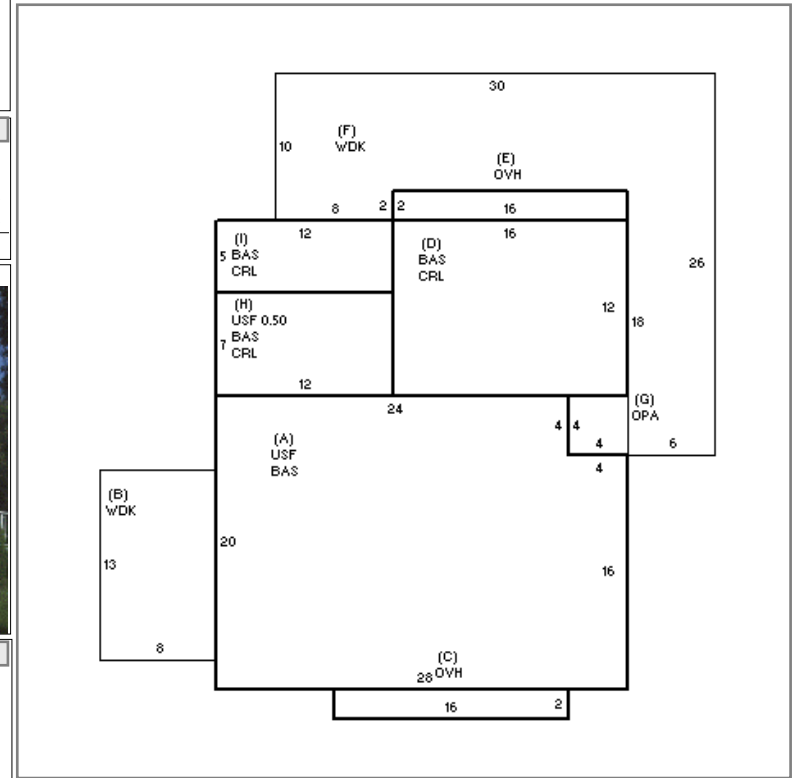
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,800	11	1.00	100	1.00	100	1.00	942,800	3.52	A	1.00	REX	4.00		669,730

TOTAL	8,799 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE ON THE RIVER	LAND	669,700	592,700			
Infl1	AVG		BUILDING	251,600	222,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	921,300	815,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/9/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326.817
NET AREA	1,530	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	880	1978	225.02	198,020	CONDITION ELEM	CD
\$NLA(RCN)	\$214	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	586	1978	124.86	73,167	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	468		24.24	11,343	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	64	1978	205.49	13,152	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	+	CRL	N	BSMT CRAWL	336		38.87	13,062	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	16		107.87	1,726	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S IOP	1		9,098.30	9,098	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,416.60	7,250			
				USE	0		1.00										

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$251,600