

Key: 10218

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.453

LEGAL

LAND

DETACHED

BUILDING

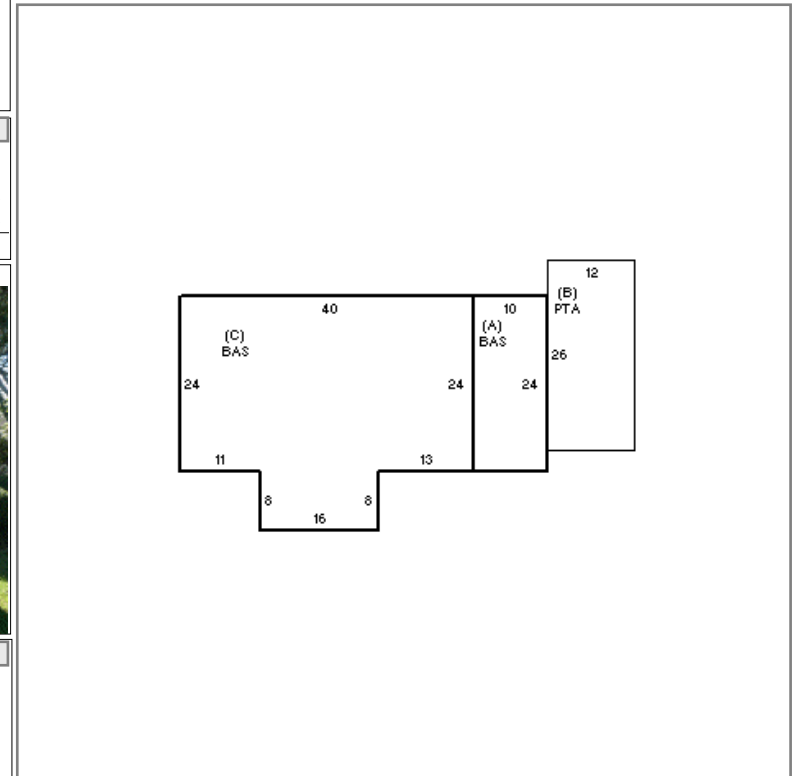
CURRENT OWNER				PARCEL ID				LOCATION			
GALVIN RITA M TR OF C/O ANDERSON DIANE 105 CEDAR POINT DR POCASSET, MA 02559				47.1-75-0				105 CEDAR POINT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON DIANE				06/07/2023	F	1	35828-127				
GALVIN RITA M TR OF				05/26/2006	N	1	21035-309				
GALVIN RITA & C FREDERICK				05/24/2002	F	100	15194-243				

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-23-561	08/28/2023	14	SOLAR	7,067			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,700	11	1.00	100	1,414,200	1.49	A	1.00	BSP	6.00	1,144,920

TOTAL	23,697 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,144,900	1,013,300			
Infl1	AVG		BUILDING	209,900	180,200			
N_Index	AVG		DETACHED	2,700	3,900			
			OTHER	0	0			
			TOTAL	1,357,500	1,197,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CAB	A	1.00	50 0.50		230	23.70	2,700
SHF	A	1.00	50 0.50			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/19/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	10/19/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1951	SIZE ADJ	1.015
NET AREA	1,328	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,328	1951	190.80	253,385
B	PTA	N	PATIO	312		13.80	4,306
	CPC	O	CAPE CELLAR	1		3,832.60	3,833
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485

TOTAL RCN	276,146	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$209,900	