Key: 10225

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GALANTE ROBERT S &	47.1-82-0	65 CEDAR POINT DR
CHERYL A GALANTE		
25 MYRTLE ST		
WINCHESTER, MA 01890		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GALANTE ROBERT S &	04/20/2004	QS	589,000	18470-45
SHAW ELEANOR S AS TRUSTEE	06/22/1992	F	1	08077-00153
SHAW ELEANOR S TR		XX		N/A-N/A

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-21-866	11/24/2021	3	ALT/RENO	11,000			100	100
17433	06/12/2017	3	ALT/RENO	7,500	04/30/2018		100	100
14670	08/11/2014	8	POOL	46,980	02/09/2015	DB	100	100
07261	05/17/2007	6	FENCE	7,000	06/20/2007	TL	100	100
05151	03/11/2005	3	ALT/RENO	10,000	02/27/2007	TL	100	100

LAND

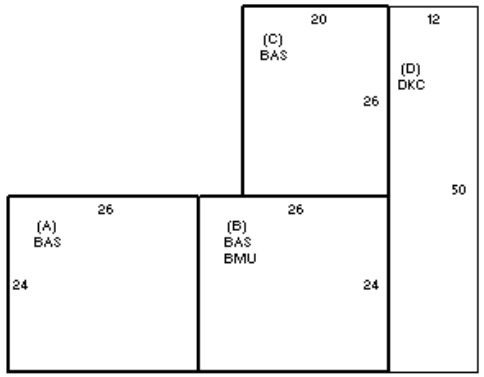
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,300	11 1.00	100 1.00	100 1.00	942,800	1.84	A 1.00	BGD 4.00			729,380

TOTAL	18,295 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: PANORAMIC VIEW OF HEN'S COVE
Association Beach across street; removed topo for
FY2017

ASSESSED	CURRENT	PREVIOUS
LAND	729,400	645,500
BUILDING	425,100	335,900
DETACHED	37,600	30,700
OTHER	0	0
TOTAL	**1,192,100**	**1,012,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8 X 12			0.00	
IPG	S 3.00	10 0.90	12 X 26	2014	312	115.13	32,300
PTD	S 3.00	10 0.90	24X36-POOL	2014	552	10.58	5,300

PHOTO 09/07/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/7/2023	REF
LIST	9/7/2023	REF
REVIEW	9/7/2023	SL

YEAR BLT	1952	SIZE ADJ	1.010
NET AREA	1,768	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,768	1952	199.10	352,011
B	BMU	N	BSMT UNFINISHED	624		51.74	32,288
D	DKC	N	DECK-COMPOSITE	600		70.58	42,349
	F11	O	FPL 1S 1OP	1		9,013.30	9,013
	FIX	O	XTRA FIXTURES	3		2,394.03	7,182

TOTAL RCN	442,844

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7		
COND	4 4 %		
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD	$425,100		