

Key: 10326

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.562

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GALLIGAN NATALIE B PO BOX 247 CATAUMET, MA 02534				47.2-53-0				2 CHAUNCY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GALLIGAN NATALIE B GRIFFIN ROBERT A				08/19/2005	QS XX	690,000	20175-17 03698-0092				

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-21-899	12/08/2021	15	INSULATE/WEA	3,139			100	100
07198	04/25/2007	3	ALT/RENO	5,000	08/23/2007	DB	100	100
921260	03/25/1992	2	ADDITIONS	18,000	04/28/1993	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	23,250	14	1.00	100	1.00	100	1.00	589,250	1.51	A	1.00	BA+ 2.50		475,260

TOTAL	23,261 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	475,300	420,600			
Infl1	AVG		BUILDING	394,400	349,000			
N_Index	AVG		DETACHED	12,200	11,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>881,900</b>	<b>781,200</b>			

DETACHED

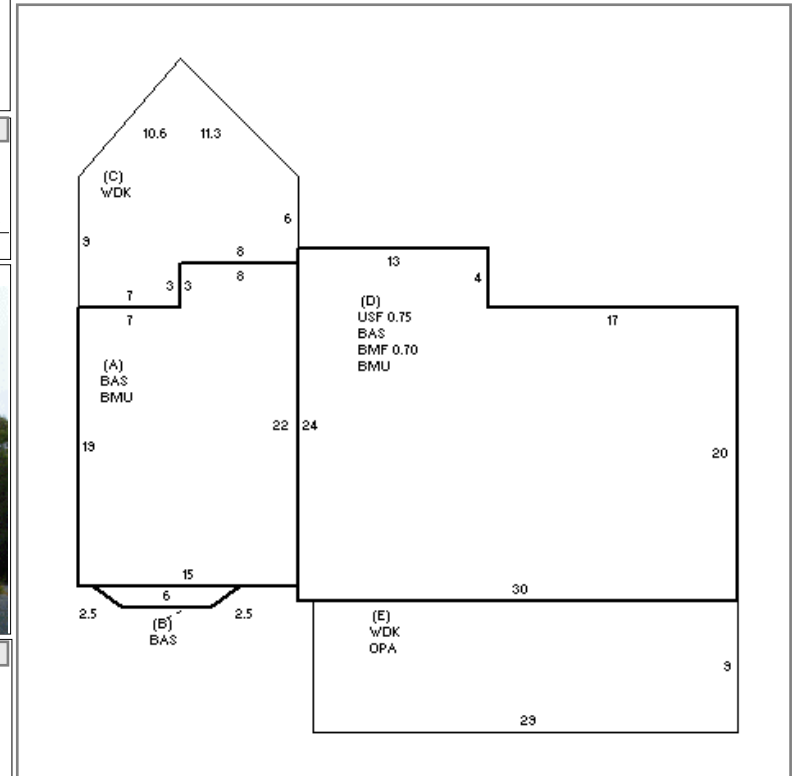
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUL	G	1.20	20 0.80	15 X 25		375	40.56	12,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/19/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/19/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,462	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.160
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		11	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		70	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	961		45.08	43,323
+	BAS	L	BASE AREA	321	1992	245.16	78,696
+	WDK	N	WOOD DECK	432		26.41	11,408
D	BMF	N	BSMT FINISH	456		54.17	24,699
D	BAS	L	BASE AREA	652	1984	245.16	159,844
D	USF	L	UPPER STORY FIN	489	1984	136.03	66,519
E	OPA	N	OPEN PORCH	261		72.76	18,989
	F11	O	FPL 1S 1OP	1		9,912.40	9,912
	F21	O	FPL 2S 1OP	2		10,890.30	21,781
	FIX	O	XTRA FIXTURES	6		2,632.85	15,797
	WPL	O	WHIRLPOOL	1		7,589.50	7,590

TOTAL RCN	458,557
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$394,400