

Key: 17143

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.249

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CURRENT OWNER										PARCEL ID				LOCATION			
GALLERANI FRANCIS & CYNTHIA GALLERANI 36 CHURCH LN BOURNE, MA 02532										6.0-262-0				36 CHURCH LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
GALLERANI FRANCIS & ODELL DAVID E ETUX										03/23/2020	QS	480,000	32776-35				
LADD & COMPANY INC										09/18/2009	QS	385,000	24040-134				
										06/29/2005	G	435,000	19990-239				

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	%
12637	09/12/2012	4	DETACH.STRUC	5,000	08/06/2013	DB	100	100
12286	05/01/2012	6	FENCE		06/06/2012		100	100
06796	12/22/2006	1	NEW CONSTRUC	133,000	09/14/2009	TL	100	100

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	3	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R05	0.90		194,750
300	A	0.115	3	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R05	0.90		1,690

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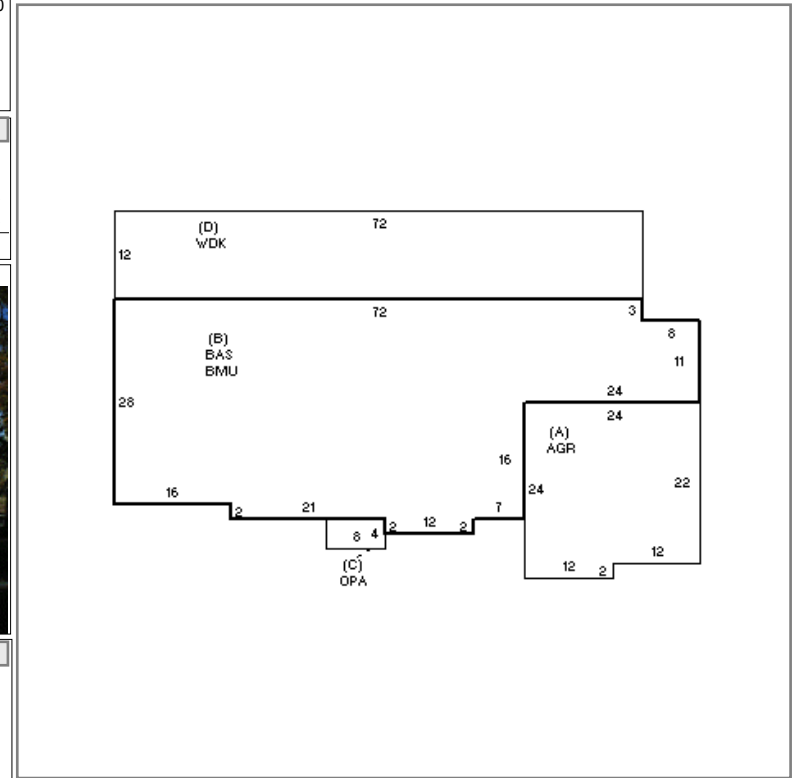
TOTAL	1.033 Acres		ZONING	1	FRNT	225	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		N O T E				LAND	196,400	193,200
Infl1	AVG			BUILDING	445,600	398,800			
N_Index	AVG			DETACHED	5,200	5,000			
				OTHER	0	0			
						TOTAL	647,200	597,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/31/2002
SHF	E	1.90	10 0.90	12X16	2012	192	30.30	5,200	

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2017	DB
MODEL	1		RESIDENTIAL	LIST	3/14/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,674
NET AREA	1,984	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	552		63.58	35,095	CONDITION ELEM	CD
\$NLA(RCN)	\$252	OVERALL	0.970	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,984	2007	30.50	60,518	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,984		182.20	361,478	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	32		83.81	2,682	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	864		21.97	18,984	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	7		2,190.66	15,335	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00		GFP	O	GAS FIREPLACE	1		6,583.60	6,584	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

BLDG COMMENTS



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EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$445,600