

Key: 1968

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.980

LEGALS

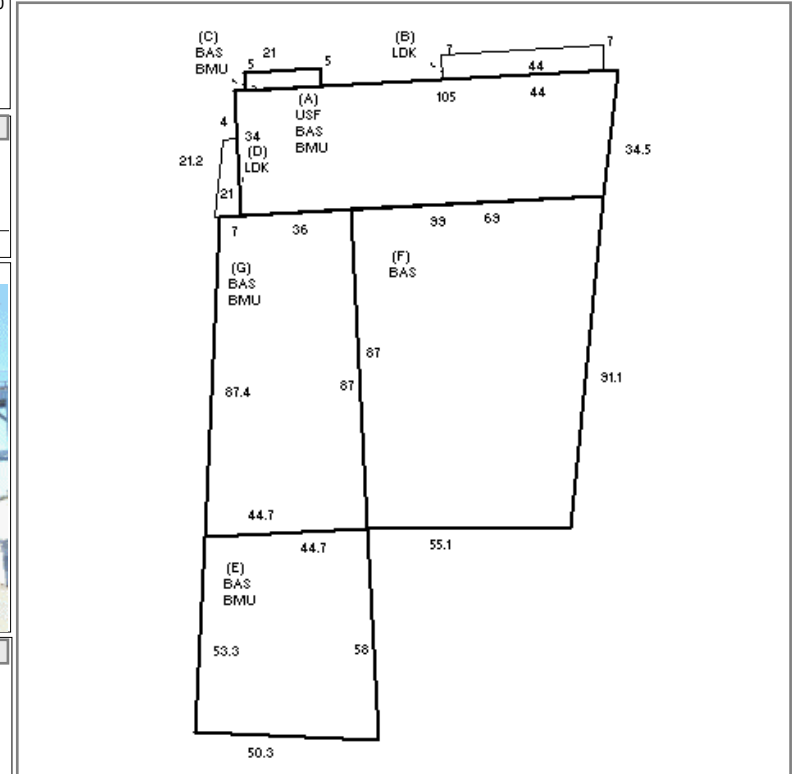
CURRENT OWNER		PARCEL ID	LOCATION		
GALLO LOUIS R & CAROL D GALLO TRS OF AMG REALTY TRUST PO BOX 247 SAGAMORE, MA 02561-0247		11.4-7-0	845 SANDWICH RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GALLO LOUIS R & CAROL D G		09/09/2002	F	1	15571-224
GALLO LOUIS R		05/24/2001	F	1	13863-278
GALLO JOHN &		02/10/1988	XX		6148-26

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12208	04/02/2012	7	SIGN	1,900	06/13/2012	JB	100 100
11575	09/27/2011	7	SIGN	175	06/13/2012	JB	100 100
04714	09/17/2004	7	SIGN		06/03/2007	MM	100 100
02629	09/18/2002	7	SIGN	250	06/04/2003	MJ	100 100
940205	05/12/1994	4	DETACH.STRUC	3,500	01/01/1997	PAM	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	53,988	C-2	1.00	100	1.00	100	1.00	455,500	1.00	A	1.00	55	1.00	564,540
203	A	0.211	C-2	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	33,650

TOTAL	1.450 Acres	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	N O T E	Also 157' frontage on Sandwich Rd		LAND	598,200	575,200
Infl1	AVG		LAND	506,700	446,700		
N_Index	AVG		DETACHED	11,700	10,900		
					OTHER	201,000	163,300
					TOTAL	1,317,600	1,196,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		192	15.95	2,100
PAV	A	1.00	50 0.50		13,390	1.20	8,000
SM2	V	1.30	30 0.70	7X6	2004	42	55.12



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	RP
MODEL	5		CIM-5	LIST	10/24/2019	RP
STYLE	56	1.13	WAREHOUSE [49%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	18,684	DETAIL ADJ	0.994
\$NLA(RCN)	\$56	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		38	1.01
% SPINKLERS		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,468		18.68	64,768
EXT. COVER	15	CC - BLOCK	0.98	A	BAS	L	BASE AREA	3,468	1940	47.69	165,397
ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	3,468	1940	40.44	140,257
ROOF COVER	8	TAR & GRAVEL	1.00	B	LDK	N	LOADING DOCK	308		19.08	5,877
FLOOR COVER	9	CONCRETE	0.95	C	BMU	N	BSMT UNF	105		18.68	1,961
INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	105	1940	47.70	5,008
HEATING/COOL	15	SUSPENDED	0.95	D	LDK	N	LOADING DOCK	115		19.08	2,194
FUEL SOURCE	2	GAS	1.00	E	BMU	N	BSMT UNF	2,635		18.68	49,211
NAF	0		1.00	E	BAS	L	BASE AREA	2,635	1940	47.69	125,669
				F	BAS	L	BASE AREA	5,497	1940	47.69	262,164
				G	BMU	N	BSMT UNF	3,511		18.68	65,571
				G	BAS	L	BASE AREA	3,511	1940	47.69	167,448

TOTAL RCN	1,055,526	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
CDN/APP	F	
EFF.YR/AGE	1961 / 61	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD	\$506,700	

