Key: 1994

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,003

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GALLERANI MARY JANE TR GALLERANI NOMINEE TRUST PO BOX 502 SAGAMORE, MA 02561-0502	11.4-38-0	4 CECILIA TERR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GALLERANI MARY JANE TR	02/15/2013	F		27132-230
GALLERANI MARY JANE TR	08/22/2012	F		26607-124
GALLERANI DANTE F & MARY	04/04/2002	F	100	15014-166

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	%
		3	ALT/RENO		12/08/2022	SL	100	100
200478	08/08/2000	4	DETACH.STRUC	1,200	05/07/2001	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	23,280	2 1.00	100 1.00	100 1.00	212,130	1.51	A 1.00	R04 0.90			171,140

TOTAL	23,261 SF	ZONING	1	FRNT	182

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

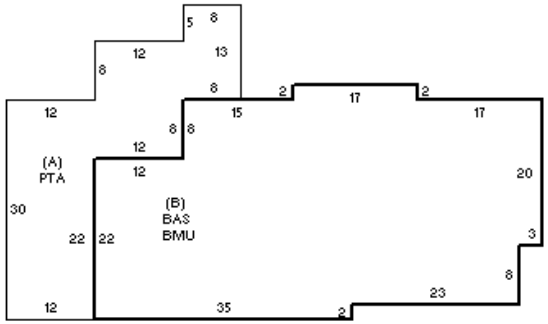
NOTE: Also 136' frontage on Eleanor Ave

ASSESSED	CURRENT	PREVIOUS
LAND	171,100	151,500
BUILDING	362,200	303,900
DETACHED	1,100	2,100
OTHER	0	0
TOTAL	**534,400**	**457,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 16		128	16.42	1,100

PHOTO 12/08/2022



BLDG COMMENTS

BUILDING

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

MEASURE	12/8/2022	SL
LIST	12/8/2022	EST
REVIEW	7/19/2023	RP

YEAR BLT	1956	SIZE ADJ	1.010
NET AREA	1,692	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	60	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	12	BRICK VENEER	1.10
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	656		15.38	10,090
B	BMU	N	BSMT UNFINISHED	1,692		33.54	56,753
B	BAS	L	BASE AREA	1,692	1956	204.25	345,584
	BMF	N	BSMT FINISH	1,012		39.26	39,733
	BMG	O	BSMT GARAGE	1		8,063.20	8,063
	F11	O	FPL 1S 1OP	1		9,070.00	9,070
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN 476,521

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 $362,200