

Key: 2302

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.317

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GALLERANI THOMAS RANDALL ETUX THERESE AILENE GALLERANI PO BOX 27 SAGAMORE, MA 02561				12.3-96-0				1015 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GALLERANI THOMAS RANDALL				01/19/2012	F	100	26013-287				
GALLERANI THOMAS L & THER				12/29/2011	F	100	25965-285				
GALLERANI THOMAS L				05/01/1992	A	61,750	08000-00127				

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	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	1.00	212,130	1.00	A	1.00	R06	0.90	194,750
300	A	0.542	2	1.00	100	1.00	14,670	1.00	A	1.00	R06	0.90	7,950

TOTAL	1.460 Acres	ZONING	1	FRNT	91	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	202,700	179,400
Infl1	AVG		BUILDING	270,000	238,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	472,700	418,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

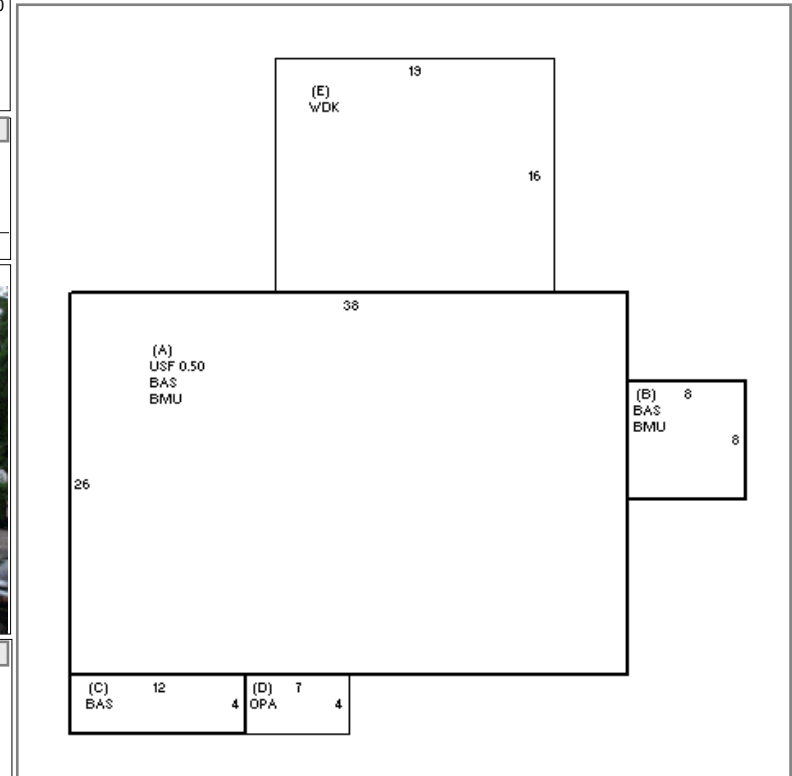


BUILDING	CD	ADJ	DESC	MEASURE	6/18/2014	TL
MODEL	1		RESIDENTIAL	LIST	6/18/2014	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/18/2014	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,594	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		7	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,052		40.88	43,007
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	494	1965	123.36	60,939
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,100	1965	215.21	236,735
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	28		91.33	2,557
FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	304		23.95	7,279
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,387.40	4,775
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								



TOTAL RCN	355,291	
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	\$270,000	