Key: 10539

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,785

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FELDMAN GERALD & JUDITH B FELDMAN TRS OF 12 GULL LN RLTY 41 MOHAWK RD CANTON, MA 02021-1205	49.0-18-0	12 GULL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FELDMAN GERALD & JUDITH B	10/20/2003	F	10	17816-218
FELDMAN GERALD	10/20/2003	F	1	17816-206
FELDMAN GERALD TR		XX		03417-0334

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	%
06005	01/04/2006	2	ADDITIONS	69,000	11/03/2008	TL	100	100
980624	10/19/1998	3	ALT/RENO	54,000	04/23/2003	TL	100	100
940094	03/25/1994	4	DETACH.STRUC	16,000	01/27/1995	JS	100	100
930021	01/23/1993	2	ADDITIONS	100,000	05/20/1994	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	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50			2,921,320
300	A	0.822	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50			180,880

TOTAL	1.740 Acres	ZONING	1	FRNT	0

Nbhd	SCRAG NCK
Infl1	AVG
N_Index	AVG

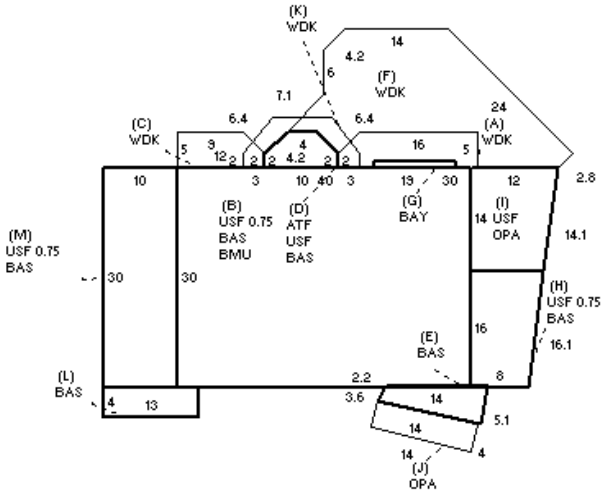
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	3,102,200	2,745,200
BUILDING	575,800	509,500
DETACHED	21,200	20,100
OTHER	0	0
TOTAL	**3,699,200**	**3,274,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	8 X 12			0.00	
GFU	A	1.00	10	0.90	26 X 22		572	41.10	21,200

PHOTO 04/23/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2017	DB
LIST	5/13/2021	EST
REVIEW	5/13/2021	TL

YEAR BLT	1961	SIZE ADJ	0.995
NET AREA	3,227	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	700		26.18	18,329
B	BMU	N	BSMT UNFINISHED	1,200		44.70	53,640
B	BAS	L	BASE AREA	1,200	1961	217.12	260,539
B	USF	L	UPPER STORY FIN	900	1961	127.45	114,703
+	BAS	L	BASE AREA	236	2003	217.11	51,239
+	USF	L	UPPER STORY FIN	303	2003	127.45	38,616
D	ATF	N	ATTIC FINISH	41		76.09	3,120
G	BAY	L	BAYWINDOW	11	1961	221.99	2,442
+	OPA	N	OPEN PORCH	207		72.14	14,933
+	BAS	L	BASE AREA	352	2006	217.12	76,425
M	USF	L	UPPER STORY FIN	225	2006	127.45	28,676
	F21	O	FPL 2S 1OP	1		10,798.40	10,798
	FIX	O	XTRA FIXTURES	11		2,610.59	28,717

TOTAL RCN	702,177

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$575,800