

Key: 147

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 141

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GAUMONT CARL J & CYNTHIA TRS GAUMONT FAMILY TRUST 11 VICKERSON AVE SAGAMORE BEACH, MA 02562				2.3-59-0				11 VICKERSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAUMONT CARL J & CYNTHIA				11/10/2020	F	1	33455-45				
GAUMONT CARL J & CYNTHIA				03/16/2018	QS	475,000	31137-321				
THERRIEN JENNIFER L				09/28/2016	QS	462,000	29964-287				

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 %
01299		12	CYCLICAL		11/02/2017	BC	100 100
990539	05/30/2001	4	DETACH.STRUC	1,800	08/16/2001	TL	100 100
980503	09/07/1999	6	FENCE	600	02/21/2002	TL	100 100
	08/25/1998	1	NEW CONSTRUCT	103,000	10/06/1999	EB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,473	1	1.00	100	1.00	100	1.00				269,340

TOTAL	20,473 SF	ZONING	1	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE 65' frontage on Cedarville Rd & 150' on side street	LAND	269,300	238,400			
Infl1	AVG		BUILDING	433,500	383,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>702,800</b>	<b>622,000</b>			

DETACHED

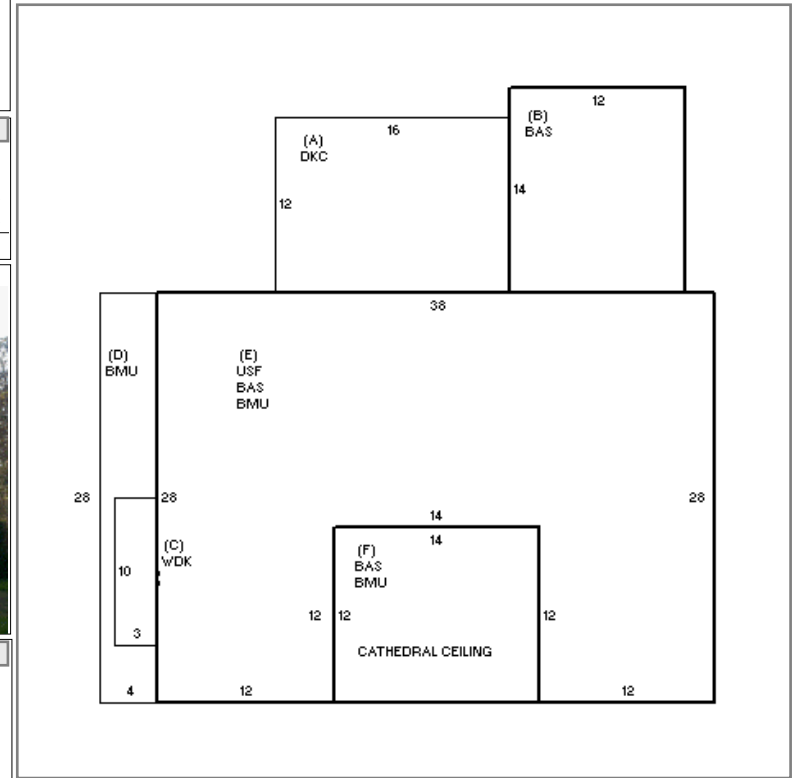
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 8 X 10			0.00		11/02/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	11/2/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2019	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,128	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	DKC	N	DECK-COMPOSITE	192		75.66	14,526
\$NLA(RCN)	\$237	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,232	1998	226.52	279,070
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	30		76.40	2,292
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,176		43.94	51,674	
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	896	1998	129.72	116,228	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	2			8,589.20	17,178	
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	6			2,566.23	15,397	
BATHROOMS	2	1.00	FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			7,712.00	7,712	
FIXTURES	11	1.00	USE	0		1.00									
GARAGE CAPACITY	2	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	504,077	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			G
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	\$433,500		