Key: 5422

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,569

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FREEDMAN MARK O & **C/O FREEDMAN FAMILY TRUST** **12 SEABREEZE DR** **BOURNE, MA 02532**	**26.1-209-0**	**12 SEABREEZE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FREEDMAN FAMILY TRUST	11/30/2023	F	10	36113-53
FREEDMAN MARK O &	07/28/2000	QS	295,000	13150-244
PHILPOTT R SCOTT &	04/07/1997	QS	186,500	10687-117

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		10/01/2020	TL	100	100
05179	03/28/2005	2	ADDITIONS	31,880	10/24/2008	DB	100	100
960197	05/09/1996	1	NEW CONSTRUC	100,000	01/28/1998	JS	100	100

LAND

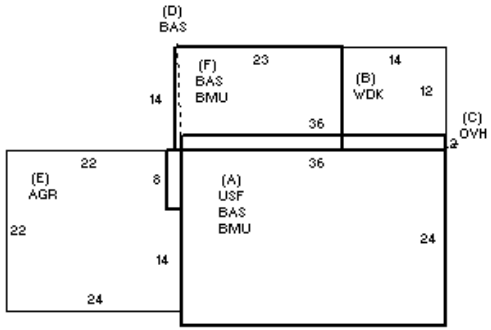
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,001	7 1.00	100 1.00	100 1.00	318,195	2.47	A 1.00	BAV 1.35			234,930

TOTAL	12,981 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	234,900	207,900
BUILDING	422,500	378,300
DETACHED	0	0
OTHER	0	0
TOTAL	**657,400**	**586,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 08/02/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/2/2001	EB
LIST	8/2/2001	EST
REVIEW	10/24/2008	DB

YEAR BLT	1996	SIZE ADJ	1.005
NET AREA	2,138	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,186		42.73	50,678
A	USF	L	UPPER STORY FIN	864	1996	126.15	108,992
B	WDK	N	WOOD DECK	168		40.99	6,886
C	OVH	L	OVERHANG	72	1996	212.22	15,280
+	BAS	L	BASE AREA	880	1996	220.28	193,849
E	AGR	N	ATT GARAGE	512		72.42	37,081
F	BAS	L	BASE AREA	322	2005	220.28	70,931
	F21	O	FPL 2S 1OP	1		10,322.70	10,323
	FIX	O	XTRA FIXTURES	6		2,495.60	14,974

TOTAL RCN	508,993

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$422,500