Key: 8086

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,251

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FELMANN GRAYCE R C/O JOHN DOHERTY 428 NORTH STREET WEYMOUTH, MA 02191-1317	38.3-106-0	7 CHICKADEE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FELMANN GRAYCE R	07/23/1998	X		11588-61

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	%
B-20-52	06/05/2020	3	ALT/RENO	20,000	04/14/2021	TL	100	100
17651	08/17/2017	9	DECK	6,000	04/03/2018		100	100
06403	07/05/2006	9	DECK	4,000	09/18/2008	DB	100	100

LAND

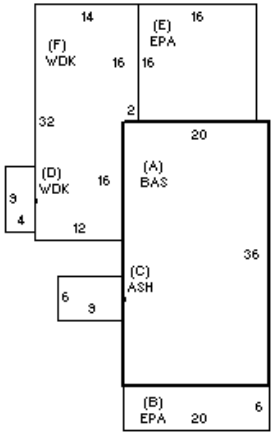
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,235	11 1.00	100 1.00	100 1.00	589,250	2.15	A 1.00	BA+ 2.50			443,830

TOTAL	15,246 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	443,800	345,700
BUILDING	152,500	135,000
DETACHED	0	0
OTHER	0	0
TOTAL	**596,300**	**480,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8			0.00	

PHOTO 12/31/2002

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	4/3/2018	TL
LIST	4/14/2021	EST
REVIEW	4/14/2021	TL

YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	720	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	720	1948	204.09	146,942
+	EPA	N	ENCLOSED PORCH	376		64.54	24,268
C	ASH	N	ATT SHED	54		23.60	1,274
+	WDK	N	WOOD DECK	452		21.13	9,553
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN 185,985

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $152,500