

Key: 9898

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.131

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GELDART GARY TRS GMG TRUST 31 WILLIAMS AVE POCASSET, MA 02559				44.2-56-0				31 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GELDART GARY TRS				11/22/2022	QS	375,000	35501-89				
KAZDIN GENEVIEVE A ESTATE				07/15/2022	F	1	35249-193/95				
KAZDIN GENEVIEVE A				06/28/1991	QS	110,000	07592-00055				

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	%
11063	02/24/2011	3	ALT/RENO	20,000	04/09/2015	TL	100	100
09649	12/11/2009	9	DECK	8,900	04/09/2015	TL	100	100
09248	06/10/2009	6	FENCE	100	07/10/2009		100	100
08660	12/01/2008	3	ALT/RENO		06/17/2009		100	100
		13	OTHER				100	100


LAND

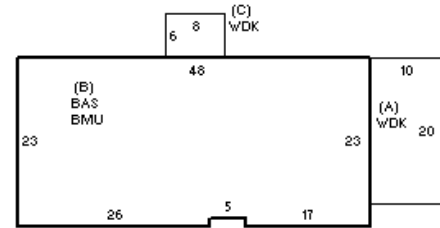
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	14,000	11	1.00	100	1.00	100	1.00	282,840	2.32	A	1.00	PAV	1.20				210,710

DETACHED

TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	210,700	186,500			
Infl1	AVG		BUILDING	202,700	171,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	413,400	358,000			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/30/2023
									



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2020	TL
MODEL	1		RESIDENTIAL	LIST	9/21/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/30/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	266,775
NET AREA	1,099	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	248		26.03	6,454		
\$NLA(RCN)	\$243	OVERALL	0.990	EXT COVER	3	ALUMINUM	1.00	B	BMU	N	BSMT UNFINISHED	1,099	1965	36.64	40,269		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,099		192.90	211,994		
				ROOF COVER	1	ASP/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,056.90	8,057		
				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										

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	\$202,700
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