

Key: 7384

Town of Canton - Fiscal Year 2025

12/6/2024

10:23 am

SEQ #: 6,736

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
KURZMAN FAMILY TRUST KURZMAN STEPHEN A AND MARILYN 1101 OAKPOINT DR MIDDLEBORO, MA 02346		88-6248	1017 TURNPIKE ST	
		TRANSFER HISTORY		
		DOS	T	SALE PRICE
		KURZMAN FAMILY TRUST	03/14/2023	F 41083-584
		KURZMAN STEPHEN	05/24/1988	QS 162,123 7973-137

CD	T	AC/SF/UN	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	0	0
Infl-1						BUILDING	155,600	133,000
Infl-2						DETACHED	0	0
						OTHER	0	0
						TOTAL	155,600	133,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/10/2009

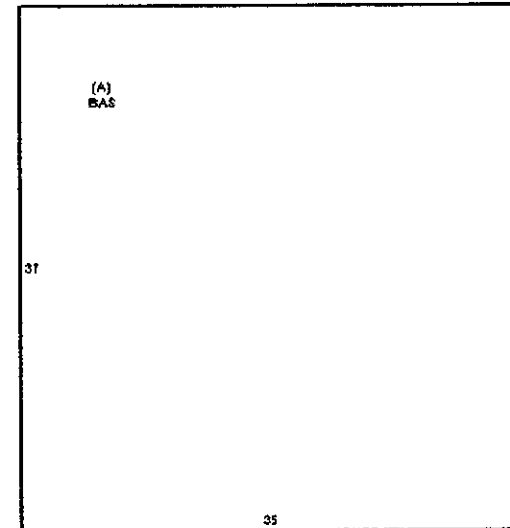


BLDG COMMENTS

UNIT 248 SECOND FLOOR
KURZMAN, SCIBETTA, & DEMPSEY

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2009	DF
MODEL	11		CI CONDO			
STYLE	7	1.10	CONDO-OFC [100%]	LIST	11/10/2009	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY WALL [100%]	REVIEW	11/18/2009	DF

YEAR BLT	1986	SIZE ADJ	1.200	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	176,833	
NET AREA	1.295	DETAIL ADJ	1.280	COMPLEX	105	GIRARD GARDENS	1.10	A	BAS	L	BAS AREA	1,295	1986	136.55	176,833	CONDITION ELEM CD		
\$NLA(RCN)	\$137	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05									EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	A	
				ROOF COVER	11	MEMBRANE	1.00									CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOLING	9	WARM/COOL AIR	1.03											
				FUEL SOURCE	2	GAS	1.00											
				LOCATION			1.00											
				FLOOR	2	2ND FLOOR	1.00											
				VIEW	4	AVERAGE	1.00											
				NET ADJ CODE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		0	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
UNITS		0	1.00															
HALFBATHS		0	1.00															
FIXTURES		0	1.00															
% OWN		0	1.00															
																EFF. YR/AGE		1986 / 37
																COND	12 12 %	
																FUNC	0	
																ECON	0	
																DEPR	12 % GD	88
																RCNLD	\$155,600	



Key: 7285

Town of Canton - Fiscal Year 2025

12/6/2024

10:23 am

SEQ #: 6.679

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD							
KURZMAN FAMILY TRUST		88-625	1017 TURNPIKE ST		3430	100	COMM CONDO			1	1 of 1							
KURZMAN STEPHEN A AND MARILYN		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
1181 OAKPOINT DR		KURZMAN FAMILY TRUST		03/14/2023	F	41093-580												
MIDDLEBORO, MA 02346		KURZMAN STEPHEN		07/22/1986	QS	357,500	7155-258											
CD	T	AC/SF/UN	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE						
TOTAL		SF	ZONING	1	FRNT	0	ASSESSED		CURRENT	PREVIOUS								
Ngh			NOTE			LAND		0	0	0								
Infl-1				BUILDING		291,000	248,800											
Infl-2				DETACHED		0	0											
				OTHER		0	0											
TOTAL					291,000	248,800												
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 11/10/2009										
																		
BLDG COMMENTS																		
UNIT 25 SECOND FLOOR																		
KURZMAN, SCHIBETTA, & DEMPSEY																		
BUILDING	CD	ADJ	DESC		MEASURE	11/10/2009	DF											
MODEL	11		C/ CONDO		LIST	11/10/2009	DF											
STYLE	7	1.10	CONDO-OFC (100%)		REVIEW	11/18/2009	DF											
QUALITY	A	1.00	AVERAGE (100%)															
FRAME	2	1.00	MASONRY WALL (100%)															
YEAR BLT	1986	SIZE ADJ	1.200	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,715
NET AREA	2,725	DETAIL ADJ	1.280	COMPLEX	105	GIRARD GARDENS	1.10	A	BAS	L	BAS AREA	2,725	1986	121.36	330,715	CONDITION ELEM CD		
\$NLA(RCN)	\$121	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05									EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	A	
				ROOF COVER	1	ASPHALT SHINGLE	1.00									CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00									EFF. YRIAGE 1986 / 37		
				INT. FINISH	2	DRYWALL	1.00									COND	12 12 %	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									FUNC	0	
				FUEL SOURCE	2	GAS	1.00									ECON	0	
				LOCATION	2	2ND FLOOR	1.00									DEPR	12 % GD 88	
				FLOOR	4	AVERAGE	1.00									RCNLD	\$291,000	
				VIEW	0		1.00											
				NET ADJ CODE														
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		0	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
UNITS		0	1.00															
HALFBATHS		0	1.00															
FIXTURES		0	1.00															
% OWN		0	1.00															