Key: 10854

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,133

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERNHARDT GARY M **PO BOX 349** **CATAUMET, MA 02534**	**51.2-37-0**	**6 PHEASANT LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERNHARDT GARY M BERNHARDT GARY M &	09/23/2016	F XX	1	29955-345/6 01515-0411

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	%
07023	01/17/2007	3	ALT/RENO	110,000	06/19/2007	DB	100	100

LAND

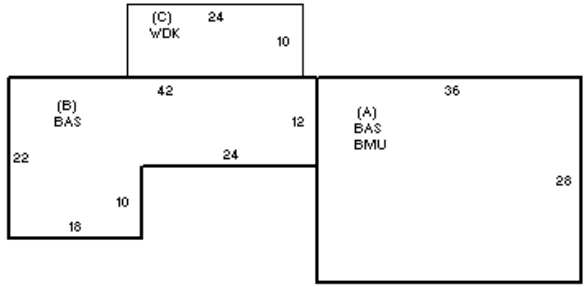
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,225	14 1.00	100 1.00	100 1.00	294,625	1.69	A 1.00	R06 1.25			231,700

TOTAL	20,212 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	231,700	205,100
BUILDING	404,500	358,000
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**638,100**	**564,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X16		128	16.42	1,900

PHOTO 07/19/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2021	RP
LIST	7/19/2021	EST
REVIEW	7/19/2021	RP

YEAR BLT	1970	SIZE ADJ	1.005
NET AREA	2,448	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	11	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	15	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	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
A	BMU	N	BSMT UNFINISHED	1,008		42.71	43,055
+	BAS	L	BASE AREA	1,692	1970	211.49	357,843
C	WDK	N	WOOD DECK	240		30.34	7,281
	USF	L	UPPER STORY FIN	756	1970	127.36	96,286
	F21	O	FPL 2S 1OP	1		10,318.20	10,318
	FIX	O	XTRA FIXTURES	7		2,494.43	17,461

TOTAL RCN	532,243

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		$404,500