

Key: 5385

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.531

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KANNIARD ROGER D & ROBIN J KANNIARD 132 HARTWELL AVE LITTLETON, MA 01460				26.1-168-0				7 BRYANT RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KANNIARD ROGER D & KANNIARD ROBIN J & FREDER				01/09/2012	A	162,500	(196063)	
								04/29/1988	QS	325,000	933-94	

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	%
151006	11/02/2015	3	ALT/RENO		10/01/2020	TL	100	100
11754	12/01/2011	3	ALT/RENO	61,000	05/15/2018	TL	100	100
930095	03/19/1993	5	DEMOLITIONS	5,000	12/08/2011	TL	100	100
930042	02/08/1993	1	NEW CONSTRUC	3,400	12/22/1993	JS	100	100
				150,000	12/05/1994	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	23,425	7	1.00	100	1.00	100	1.00	1,225,640	1.50	A	1.00	BSP	5.20			989,980

DETACHED

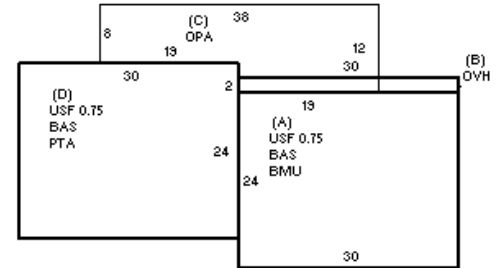
TOTAL	23,435 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	990,000	876,200
Infl1	AVG		BUILDING	547,600	484,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,537,600	1,360,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2018



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/15/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/1/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LAND

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	582,533
NET AREA	2,580	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	720		53.65	38,627	CONDITION ELEM	CD
\$NLA(RCN)	\$226	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,440	1994	213.82	307,895	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,080	1994	121.17	130,868	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	60	1994	211.07	12,664	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	380		68.59	26,065	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	720		15.85	11,410	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		8,307.70	16,615	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,266.90	10,267			
				USE	0		1.00	F22	O	FPL 2S 2OP	1		10,747.10	10,747			
								FIX	O	XTRA FIXTURES	7		2,482.01	17,374			

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$547,600