

Key: 5386

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.532

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID						LOCATION					
BERTARELLI MATTHEW & BERTARELLI DANIEL PO BOX 328 SOUTH EASTON, MA 02375						26.1-169-0						11 BRYANT RD					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
BERTARELLI MATTHEW & BERTARELLI JAMES W & SUSAN BERTARELLI WILLIAM F &						07/06/2017		F		1 30612-188		1 30612-188					
						02/06/2001		F		1 13540-342		1 13540-342					
						01/19/1990		F		1 07028-00239		1 07028-00239					

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	%
151143	12/10/2015	3	ALT/RENO	5,000	10/27/2016		100	100

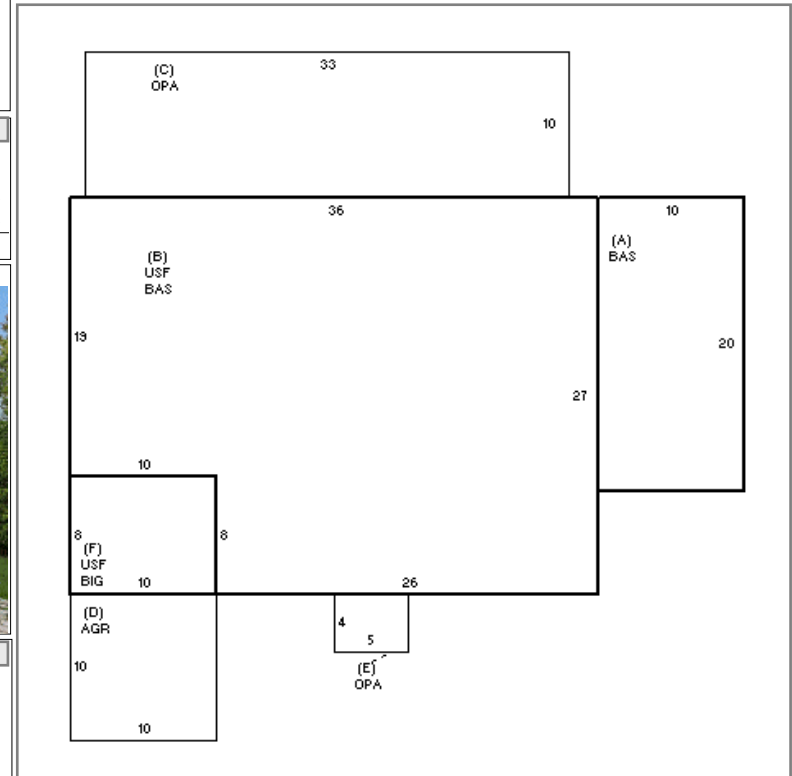
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,800	7	1.00	100	1.00	100	1.00	1,225,640	2.92	A	1.00	BSP	5.20			886,960

TOTAL	10,803 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	887,000	785,000	BUILDING	425,000	376,100
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	1,312,000	1,161,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	RP
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.005
NET AREA	2,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$206	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,092	1935	220.80	241,118
+	USF	L	UPPER STORY FIN	972	1935	123.82	120,355
+	OPA	N	OPEN PORCH	350		67.69	23,692
D	AGR	N	ATT GARAGE	100		98.60	9,860
F	BIG	N	BUILT-IN GARAGE	80		125.09	10,007
	F21	O	FPL 2S 1OP	1		10,132.30	10,132
	FIX	O	XTRA FIXTURES	4		2,449.40	9,798

TOTAL RCN	424,961
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$425,000