Key: 9753

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,987

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DERDERIAN ARMAND **5 BROOKFIELD RD** **BURLINGTON, MA 01803**	**44.1-50-0**	**15 DOLLINS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DERDERIAN ARMAND	10/05/2021	F	1	34544-27
FOLEY GAIL A	08/20/1997	J	22,000	10909-49

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	%
10590	09/30/2010	15	INSULATE/WEA		11/29/2010		100	100

LAND

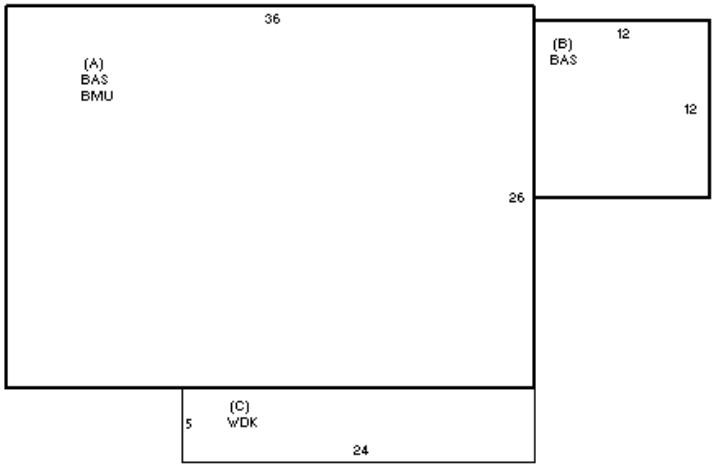
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	11 1.00	100 1.00	100 1.00	282,840	3.44	A 1.00	PAV 1.20			201,300

TOTAL	9,017 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,300	178,200
BUILDING	203,900	170,000
DETACHED	0	0
OTHER	0	0
TOTAL	**405,200**	**348,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2011

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2023	SL
LIST	10/25/2023	EST
REVIEW	10/25/2023	SL

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		35.16	32,911
+	BAS	L	BASE AREA	1,080	1973	185.10	199,911
C	WDK	N	WOOD DECK	120		38.10	4,573
	BMG	O	BSMT GARAGE	1		6,873.20	6,873
	F11	O	FPL 1S 1OP	1		7,731.40	7,731
	FIX	O	XTRA FIXTURES	3		2,053.53	6,161

TOTAL RCN	258,160

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$203,900