Key: 3373

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,416

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NITSCHKE MARK P 15 MAPLE ST BUZZARDS BAY, MA 02532	19.2-64-0	15 MAPLE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NITSCHKE MARK P	05/23/2003	QS	225,000	16972-50
MASTERS PAULINE &	08/18/1994	N	100,000	9327-196

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	%
		3	ALT/RENO		07/28/2022	SL	100	100
04502	07/06/2004	9	DECK	3,000	10/22/2004	TL	100	100
03687	09/24/2003	3	ALT/RENO	5,000	10/29/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,060	4 1.00	100 1.00	100 1.00	247,485	2.64	A 1.00	PEX 1.05			181,180

TOTAL	12,066 SF	ZONING	1	FRNT	101

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

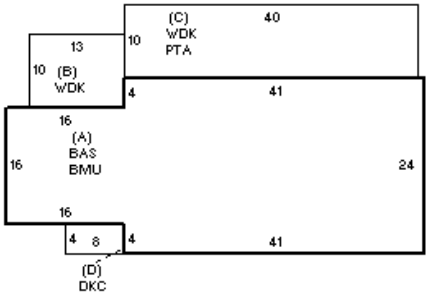
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	181,200	160,400
BUILDING	259,500	229,600
DETACHED	26,200	24,900
OTHER	0	0
TOTAL	**466,900**	**414,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	20 X 24		480	38.49	16,600
WDK	A 1.00	A 0.75	12X12		144	18.30	2,000
PPD	A 1.00	A 0.75	4X14		56	181.20	7,600

PHOTO 07/28/2022



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	7/28/2022	SL
LIST	7/28/2022	EST
REVIEW	8/1/2022	TL

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,240	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	48	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	5	ASBESTOS	0.96
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,240		30.16	37,394
A	BAS	L	BASE AREA	1,240	1957	177.45	220,032
+	WDK	N	WOOD DECK	530		20.16	10,687
C	PTA	N	PATIO	400		12.84	5,134
D	DKC	N	DECK-COMPOSITE	32		59.26	1,896
	BMF	N	BSMT FINISH	1,240		28.70	35,593
	F11	O	FPL 1S 1OP	1		7,568.60	7,569
	FIX	O	XTRA FIXTURES	3		2,010.30	6,031

TOTAL RCN	324,335

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$259,500