**Key: 3799**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.850

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| NIEDERBERGER FRANCIS X<br>24 COLONIAL RD<br>BUZZARDS BAY, MA 02532 | 19.4-183-1 | 24 COLONIAL RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| NIEDERBERGER FRANCIS X | 04/14/2021 | F | 1 | 34010-214 |
| NIEDERBERGER FRANCIS X | 06/03/2019 | F | | 32064-321 |
| NIEDERBERGER FRANCIS X & | 10/04/1988 | O | 57,000 | 6467-306 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

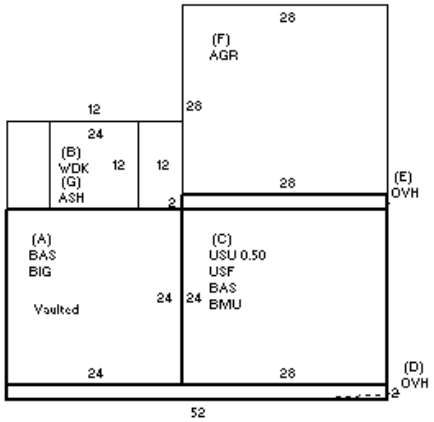
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 12521 | 08/02/2012 | 3 | ALT/RENO | 10,000 | | | 100 | 100 |
| 960574 | 11/20/1996 | 4 | DETACH.STRUC | 7,000 | 04/11/1997 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,265 | 4 1.00 | 100 1.00 | 100 1.00 | 235,700 | 1.69 | A 1.00 | R03 1.00 | | | 185,420 |

| TOTAL | 20,255 SF | ZONING | 1 | FRNT | 142 |
|---|---|---|---|---|---|
| Nbhd | BBAY | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 185,400 | 164,100 |
| BUILDING | 395,300 | 354,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **580,700** | **518,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 09/28/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/28/2022 | SL |
| LIST | 9/28/2022 | SL |
| REVIEW | 9/28/2022 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1988 | SIZE ADJ | 1.005 |
| NET AREA | 2,224 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $228 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 4 | 1.00 |
| % BSMT FINISH | 0 | 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 | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| 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 | BIG | N | BUILT-IN GARAGE | 576 | | 76.43 | 44,025 |
| + | BAS | L | BASE AREA | 1,248 | 1988 | 183.25 | 228,701 |
| B | WDK | N | WOOD DECK | 288 | | 25.25 | 7,271 |
| C | BMU | N | BSMT UNFINISHED | 672 | | 44.87 | 30,155 |
| C | USF | L | UPPER STORY FIN | 672 | 1988 | 106.00 | 71,231 |
| C | USU | N | UPPER STORY UNF | 336 | | 45.66 | 15,341 |
| + | OVH | L | OVERHANG | 160 | 1988 | 176.55 | 28,247 |
| F | AGR | N | ATT GARAGE | 784 | | 56.67 | 44,431 |
| G | ASH | N | ATT SHED | 144 | | 22.60 | 3,254 |
| | USF | L | UPPER STORY FIN | 144 | 1988 | 107.27 | 15,447 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,587.50 | 8,588 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,075.95 | 4,152 |
| | WPL | O | WHIRLPOOL | 1 | | 5,984.60 | 5,985 |

| TOTAL RCN | 506,827 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $395,300 |