

Key: 3937

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.028

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOLBERT MARK D ETUX BONNY ANN KOLBERT PO BOX 612 BUZZARDS BAY, MA 02532-0612				20.0-19-1				44 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOLBERT MARK D ETUX				12/13/2013	F		27883-33				
KOLBERT MARK D				06/12/1987	O	33,000	5973-216				

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	%
19760	08/19/2019	4	DETACH.STRUC	2,000			100	100
930520	09/29/1993	10	WOODSTOVE	1,150	03/24/1994	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,327 4	1.00	100	1.00	247,485	2.03	A	1.00	R05	1.05	188,200

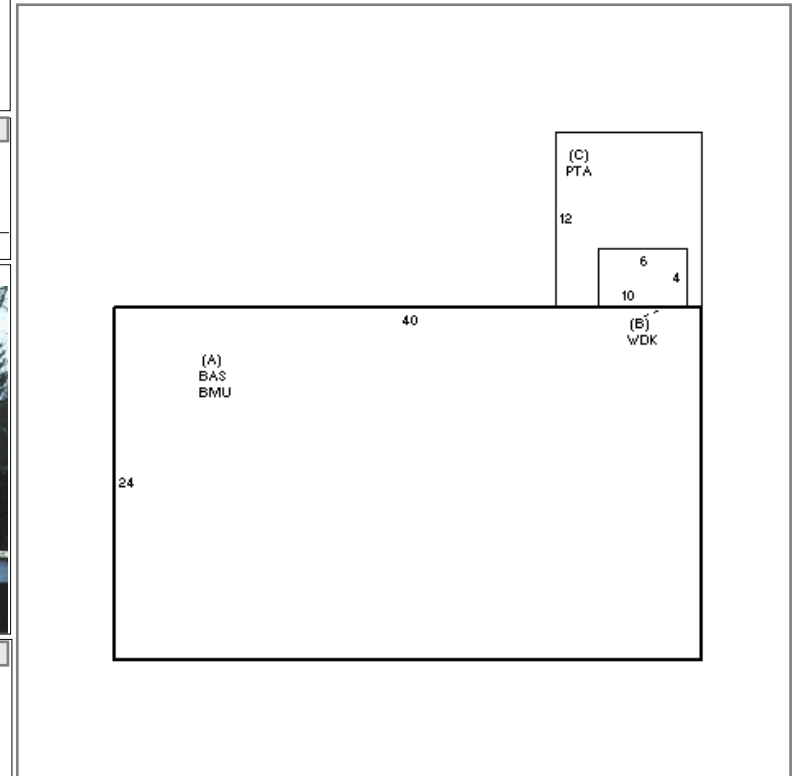
TOTAL	16,335 SF	ZONING	1	FRNT	228	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E 06/18; land lpi adj from R07 to R05 for consistency neighd .(lpi adj compensates for former topo adj) ... 03/19; econ deprec % for infl of nearby comm'l & unkept prop	LAND	188,200	166,600			
Infl1	AVG		BUILDING	162,600	143,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>350,800</b>	<b>310,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 12	2019		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2019	RP
MODEL	1		RESIDENTIAL	LIST	3/11/2019	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	3/23/2019	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$249	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02
<b>CAPACITY</b>				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	
ROOMS	4	1.00	FLOOR COVER	3	W/W CARPET	1.00	
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	
FIXTURES	6	1.00	FUEL SOURCE	1	OIL	1.00	
GARAGE CAPACITY	0	1.00	USE	0		1.00	
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	239,125
A	BMU	N	BSMT UNFINISHED	960		36.82	35,349	CONDITION ELEM	CD
A	BAS	L	BASE AREA	960	1987	200.25	192,238	EXTERIOR	A
B	WDK	N	WOOD DECK	24		71.36	1,713	INTERIOR	A
C	PTA	N	PATIO	120		14.43	1,732	KITCHEN	A
	BSF	N	BSMT SEMI-FIN	240		24.76	5,943	BATHS	A
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151	BATHS	A
								HEAT	A
								ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	10 see comments
DEPR	32 % GD 68
RCNLD	\$162,600