

Key: 6612

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.777

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NIEDERBERGER MATTHEW & SUSAN NIEDERBERGER PO BOX 111 MONUMENT BEACH, MA 02553				31.0-9-9				4 BEACHWOOD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NIEDERBERGER MATTHEW & MACINTOSH ROBERTA K				10/12/2022	QS	550,000	35420-147					
MACINTOSH ROLAND E &				07/11/2014	F		28257-20+21					
				05/24/1993	L	115,000	8588-018					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,578 9		1.00	100 1.00	259,270	1.11	A	1.00	R06 1.10		228,670

TOTAL	34,587 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	228,700	202,400	
Infl1	AVG				BUILDING	334,700	229,200	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL		563,400	431,600	

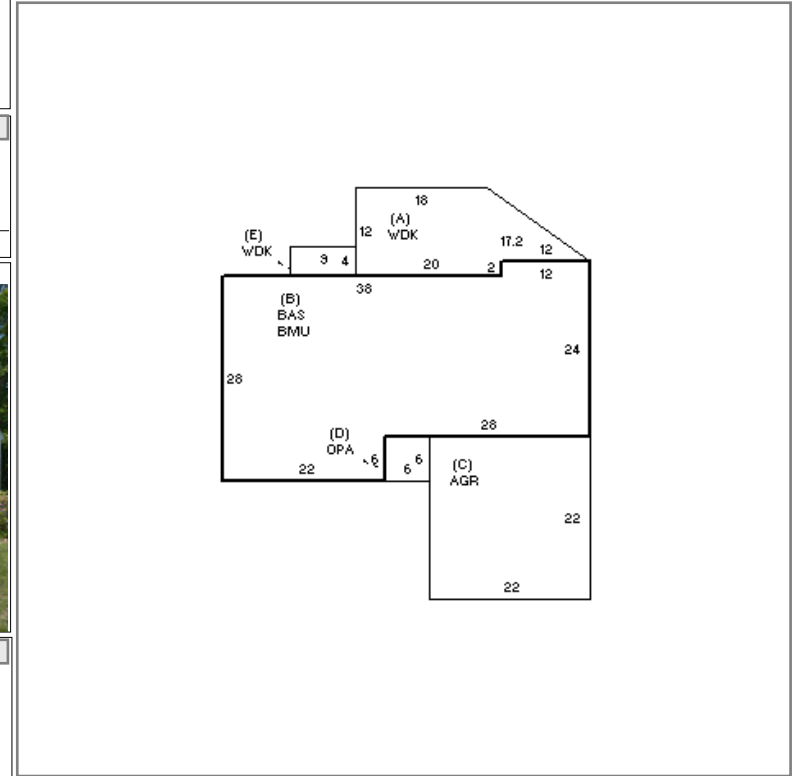
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/31/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/29/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
17944	11/20/2017	3	ALT/RENO		06/29/2023	RP	0 0
		3	ALT/RENO	6,381	04/27/2018		100 100



YEAR BLT	1987	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,652															
NET AREA	1,256	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	326		22.54	7,347																	
\$NLA(RCN)	\$278	OVERALL	0.990	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	1,256		33.71	42,336																	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,256	1987	198.34	249,113																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	484		65.21	31,562																	
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	36		85.96	3,095																	
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,459.70	8,460																	
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,247.00	6,741																	
				FUEL SOURCE	1	OIL	1.00																									
				USE	0		1.00																									
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