

Key: 9107

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.312

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OBERACKER BRIAN & JOANNE ELLEN OBERACKER 899 WASHINGTON ST WALPOLE, MA 02081				43.1-103-0				9 SALT MARSH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				10/30/2020	QS	674,000	33416-124				
				09/09/2008	F	1	23145-66				
					XX		2398-0079				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-145	07/20/2021	2	ADDITIONS	12,000	05/23/2022	TL	100	100

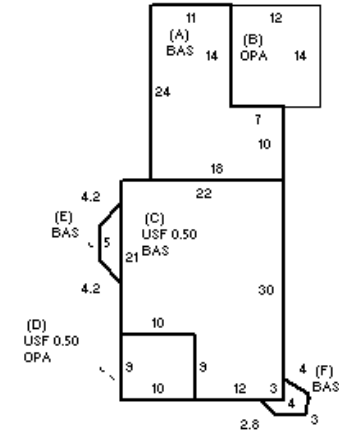
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,000	11	1.00	100	1.00	100	1.00	518,540	3.13	A	1.00	BA- 2.20			372,500

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE		LAND	372,500	329,700		
Infl1	AVG		BUILDING	267,600	236,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	177,700	157,200			
				TOTAL	817,800	723,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/28/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2022	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/28/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,446
NET AREA	1,275	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	945	1890	266.29	251,647		
\$NLA(RCN)	\$262	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	258		79.03	20,390		
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	330	1890	147.76	48,760		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		5,070.60	5,071		
				FLOOR COVER	2	SOFTWOOD	1.02		F11	O	FPL 1S 1OP			0.00			
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,859.80	8,579		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	A	
EFF.YR/AGE		1999 / 23
COND	20	20 %
FUNC	0	uc
ECON	0	
DEPR	20	% GD 80
RCNLD		\$267,600

Key: 9107

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.313

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
OBERACKER BRIAN & JOANNE ELLEN OBERACKER 899 WASHINGTON ST WALPOLE, MA 02081		43.1-103-0	9 SALT MARSH LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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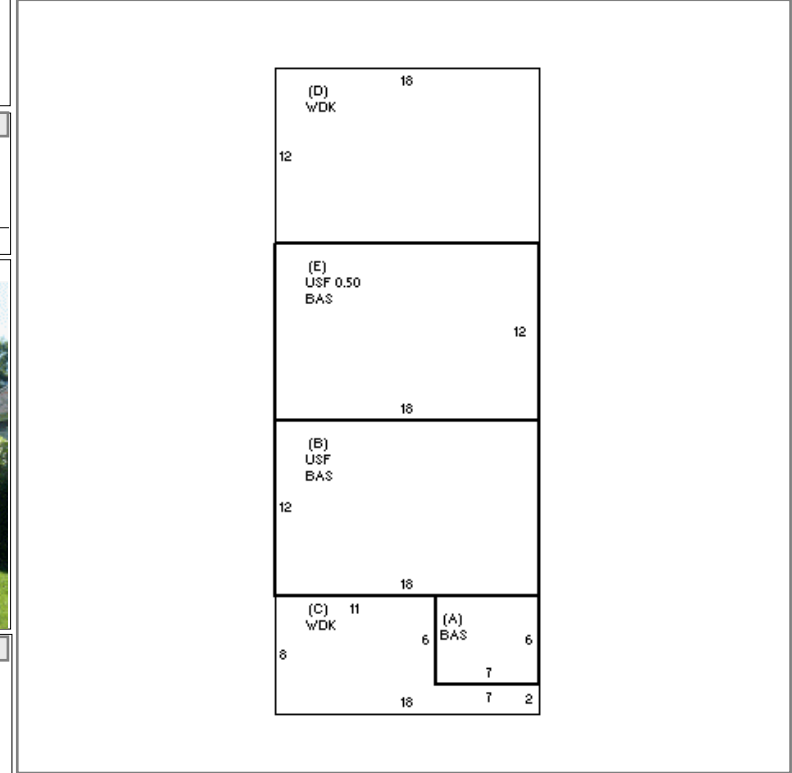
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	177,700	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	TL
MODEL	1		RESIDENTIAL	LIST	6/28/2022	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/28/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	798	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	474	1890	281.28	133,328
\$NLA(RCN)	\$256	OVERALL	1.270	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	216	1890	142.54	30,788
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	318		27.67	8,798
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	USF	L	UPPER STORY FIN	108	2021	142.54	15,395
				FLOOR COVER	2	SOFTWOOD	1.02		JAC	O	JACUZZI	1		15,907.50	15,908
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								

TOTAL RCN	204,216	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$177,700	