

Key: 9380

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.595

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THE JANE E NIEDERBERGER LIVING TRUST				43.3-89-0				16 MASSASOIT AVE			
310 CIRCUIT AVE				POCASSET, MA 02532							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE JANE E NIEDERBERGER L				05/03/2019	QS	423,500	31996-279				
BALZARINI REALTY LLC				06/29/2006	F	100	21141-141				
BALZARINI ANTHONY P				05/30/2001	QS	290,900	13883-109				

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	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,750	11	1.00	100	1.00	100	1.00	671,745	5.23	05	0.95	BG-	3.00		463,550

TOTAL	5,750 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	topo - marshland			LAND	463,600	410,300
Infl1	AVG		BUILDING	195,500	173,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	659,100	583,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/26/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/9/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	992	DETAIL ADJ	1.000
\$NLA(RCN)	\$197	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	176		75.27	13,248
B	CRL	N	BSMT CRAWL	484		26.20	12,682
B	USF	L	UPPER STORY FIN	484	1900	112.23	54,321
+	BAS	L	BASE AREA	508	1900	221.48	112,513
D	ASH	N	ATT SHED	24		25.37	609
	FIX	O	XTRA FIXTURES	1		2,172.60	2,173

TOTAL RCN	195,545
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$195,500

