Key: 9393

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,609

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NIEDERBERGER MARK J & C/O NIEDERBERGER JANE & MARK T 310 CIRCUIT AVE POCASSET, MA 02559	43.3-102-0	310 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NIEDERBERGER JANE & MARK	08/30/2023	F	1	35966-84
NIEDERBERGER MARK J &	03/11/1994	A	50,000	9087-274
NIXON GEORGE F & JANE	01/11/1993	A	1	N/A-N/A

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	%
EXB-23-652	11/09/2023	15	INSULATE/WEA	2,977			100	100
20164	02/19/2020	2	ADDITIONS	17,000	07/20/2021	TL	100	100
02788	12/02/2002	5	DEMOLITIONS	150,000	03/16/2004	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	8,364	11 1.00	100 1.00	100 1.00	671,745	3.68	05 0.95	BG- 3.00			475,240

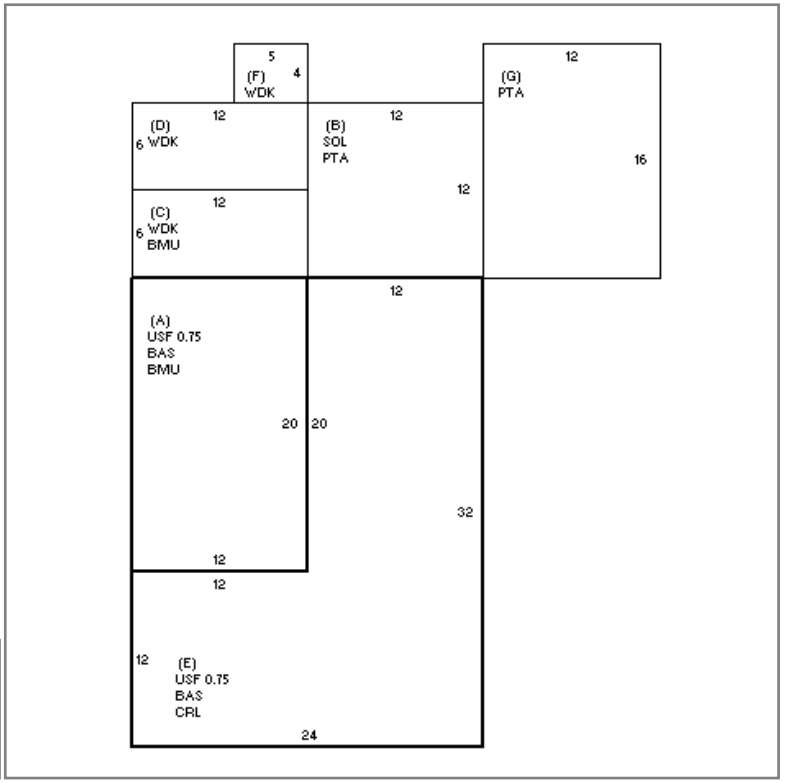
TOTAL	8,364 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	MARSH LAND CALCULATIONS DONE BY TOWN ENGINEERING DEPT. LAND IS WET. VIEW FROM FRONT YARD.		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	475,200	420,600
BUILDING	306,100	274,000
DETACHED	0	0
OTHER	0	0
TOTAL	**781,300**	**694,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	TL
LIST	7/20/2021	EST
REVIEW	7/20/2021	TL

YEAR BLT	2003	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$268	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	312		73.28	22,862
+	BAS	L	BASE AREA	768	2003	246.22	189,094
+	USF	L	UPPER STORY FIN	576	2003	131.34	75,652
+	PTA	N	PATIO	336		16.23	5,454
B	SOL	N	SOLARIUM	144		122.59	17,653
+	WDK	N	WOOD DECK	164		41.75	6,847
E	CRL	N	BSMT CRAWL	528		30.66	16,191
	BMG	O	BSMT GARAGE	1		8,508.30	8,508
	FIX	O	XTRA FIXTURES	4		2,541.85	10,167
	GFP	O	GAS FIREPLACE	1		7,639.30	7,639

TOTAL RCN	360,066

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$306,100