

Key: 10656

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.916

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUSLEIKA LOUISE C TR OF THE C/O KUSLEIKA LOUISE C TRUST 19 6 DONALD RD S HAMILTON, MA 01982				50.0-114-0				1 GULL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KUSLEIKA LOUISE C TRUST 1				03/20/2023	F	1 35688-126/28					
KUSLEIKA LOUISE C TR OF T				03/28/2002	F	1 14982-47					
KUSLEIKA LOUISE				10/27/1994	F	1 9421-017					

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-23-751	11/16/2023	3	ALT/RENO	19,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.046	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		3,000

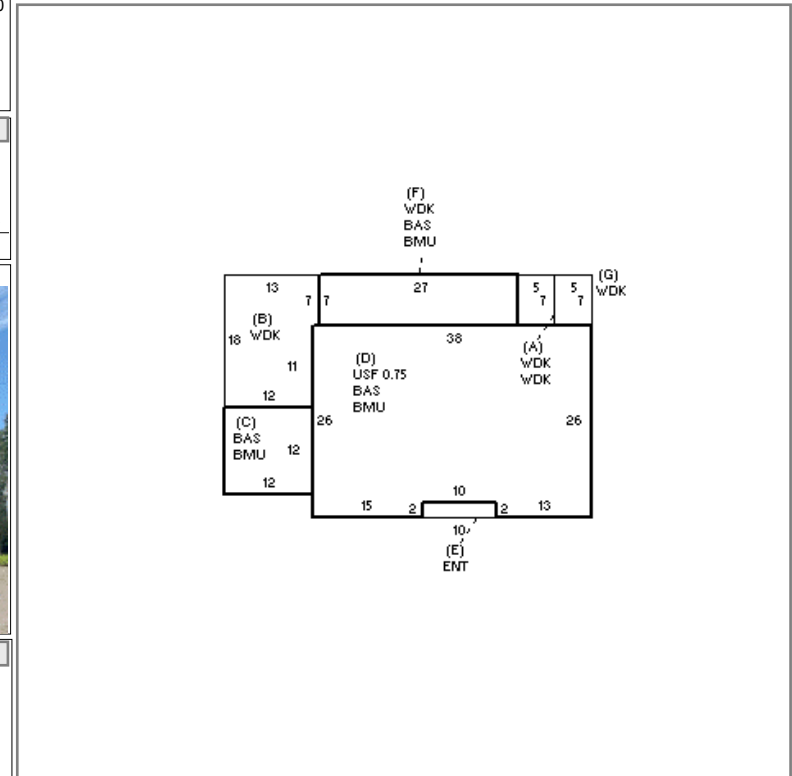
TOTAL	41,992 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	868,600	768,700			
Infl1	AVG		BUILDING	341,200	301,900			
N_Index	AVG		DETACHED	32,100	27,800			
			OTHER	0	0			
			TOTAL	1,241,900	1,098,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUL	+	1.10	10 0.90	24 X 40		960	37.18	32,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	TL
MODEL	1		RESIDENTIAL	LIST	8/23/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.005
NET AREA	2,027	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		3	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	517		25.02	12,935
+	BMU	N	BSMT UNFINISHED	1,301		37.42	48,683
+	BAS	L	BASE AREA	1,301	1965	220.19	286,465
D	USF	L	UPPER STORY FIN	726	1965	127.36	92,465
E	ENT	N	ENCLOSED ENTRY	20		133.77	2,675
	F21	O	FPL 2S 1OP	1		10,318.20	10,318
	FIX	O	XTRA FIXTURES	3		2,494.53	7,484

TOTAL RCN	461,024
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$341,200