

Key: 14466

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.671

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CURRENT OWNER				PARCEL ID				LOCATION			
CUBELLIS MARIA 8 SPERANZA LN BUZZARDS BAY, MA 02532				20.3-160-0				8 SPERANZA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUBELLIS MARIA				09/27/2010	A	255,602	24859-78				
SOUZA JAIME TRUSTEE				12/22/2005	A	3,785	20598-125				
CUBELLIS JOHNNY J							11431-342				

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 %
191048	11/08/2019	3	ALT/RENO		08/22/2022	SL	100 100
151012	11/02/2015	14	DETACH.STRUC	3,500			100 100
15842	09/22/2015	6	FENCE	15,600			100 100
980540	09/14/1998	1	NEW CONSTRUC	2,000	09/29/1999	MWS	100 100
				125,000			

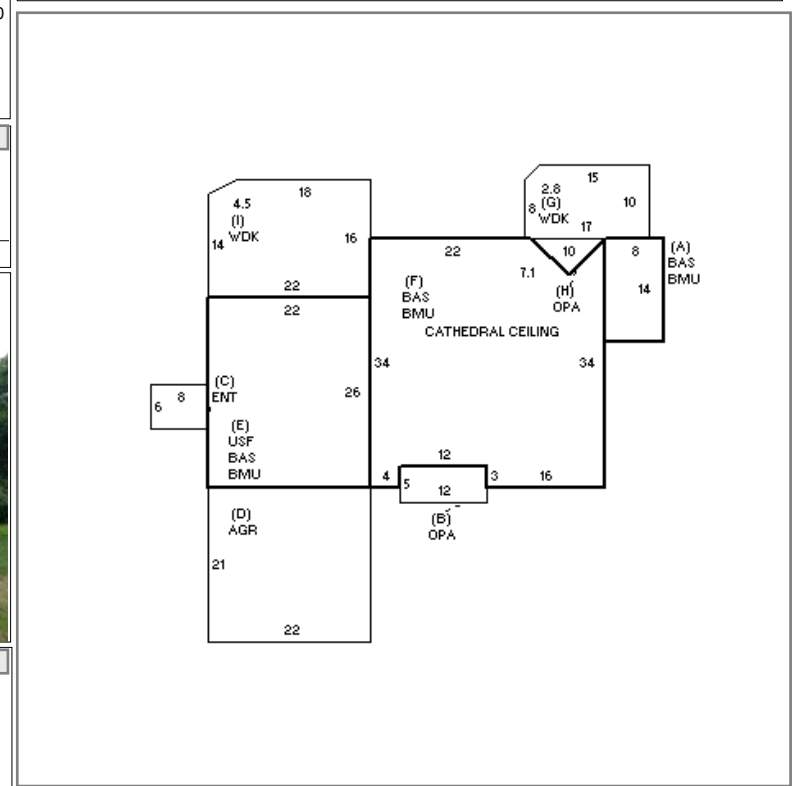
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	4	1.00	100	1.00	100	1.00	212,130	1.00	10	0.90 R02	1.00	194,750
300	A	0.219	4	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00 R02	1.00	3,570

TOTAL	1.137 Acres		ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE water tower & access thru Mezza Luna parking lot	LAND		198,300	140,400	
Infl1	AVG			BUILDING		484,100	428,400	
N_Index	AVG			DETACHED		2,800	2,600	
				OTHER		0	0	
				TOTAL		685,200	571,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	10 X 16	2019	160	19.14
							2,800



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	8/22/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/7/2022	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	9/7/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	590,394
NET AREA	2,283	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,711		35.05	59,963		
\$NLA(RCN)	\$259	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,711	1998	209.33	358,163		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	85		84.94	7,220		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	48		99.92	4,796		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	D	AGR	N	ATT GARAGE	462		73.05	33,747		
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	572	1998	130.05	74,386		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	WDK	N	WOOD DECK	516		25.25	13,027		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		9,476.30	9,476		
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,517.02	15,102		
									JAC	O	JACUZZI	1		14,513.50	14,514		

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$484,100	