

Key: 2442

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.467

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|------------------------|--|--|--|
| KOC SIS JOAN & PETER KULBERG 601 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532 | | | | 14.0-43-0 | | | | 601 HEAD OF THE BAY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KOC SIS JOAN & PETER KULBE | | | | 01/08/2021 | F | 10 | 33662-328 | | | | |
| KOC SIS JOAN & PETER KULBE | | | | 10/10/2017 | F | 10 | 30819-23 | | | | |
| KULBERG PETER A & | | | | 10/10/2017 | F | 195,000 | 30818-267 | | | | |

| 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 % |
| 20202 | 03/02/2020 | 3 | ALT/RENO | 8,515 | | | 100 100 |
| 20152 | 02/18/2020 | 3 | ALT/RENO | 9,690 | | | 100 100 |
| | | 4 | DETACH.STRUC | | 02/15/2018 | DB | 100 100 |
| 141000 | 11/19/2014 | 3 | ALT/RENO | 32,500 | 02/09/2015 | | 100 100 |
| 950134 | 03/30/1995 | 3 | ALT/RENO | 1,500 | 11/15/1996 | JC | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|-----|----|------------|-----------|
| 100 | S | 43,560 | 4 | 1.00 | DCK 1.00 | 100 | 1.00 | | | | | 366,270 |

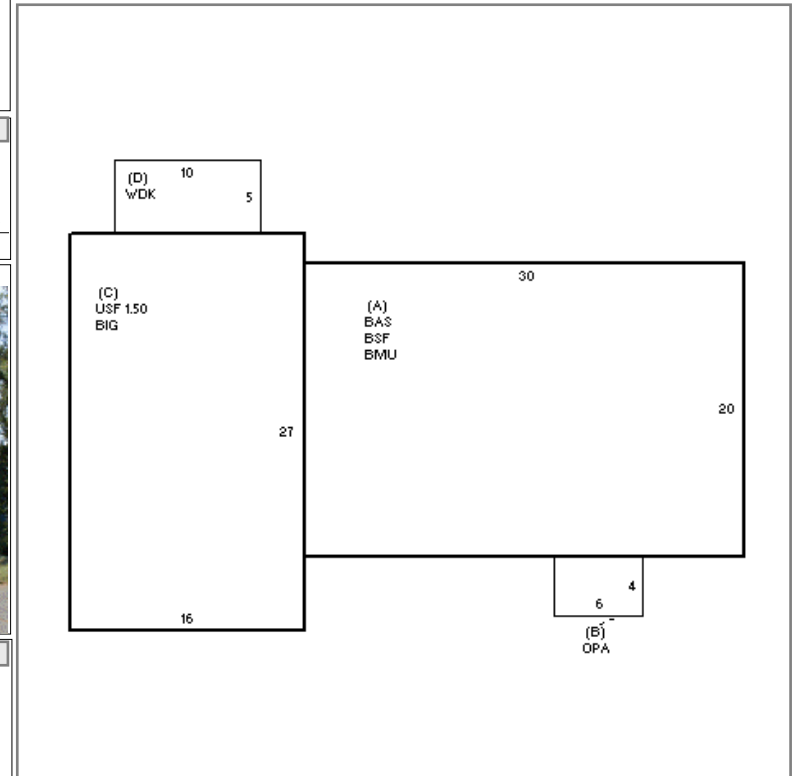
| TOTAL | 43,560 SF | ZONING | 2 | FRNT | 162 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|---|----------|---------|---------|----------|---------|----------|
| Nbhd | BBAY | N O T E Waterfront w/beach;Chapter 91 license #77-15 Expires 2027 | LAND | 366,300 | 324,200 | | | |
| Infl1 | DOCK | | BUILDING | 241,900 | 214,100 | | | |
| N_Index | AVG | | DETACHED | 95,800 | 91,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 704,000 | 629,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----------|-------|-----------|--------|
| SHF | A | 1.00 | F 0.60 | 10 X 12 | 120 | 16.42 | 1,200 |
| PPD | V | 1.30 | 10 0.90 | | 366 | 235.56 | 77,600 |
| FLD | V | 1.30 | 10 0.90 | 10X12(2) | 240 | 78.52 | 17,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 1/23/2017 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/22/2021 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 4/22/2021 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 284,628 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,248 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 600 | | 45.32 | 27,192 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$228 | OVERALL | 0.970 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BSF | N | BSMT SEMI-FIN | 600 | | 18.10 | 10,862 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 600 | 1950 | 213.78 | 128,270 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 24 | | 93.61 | 2,247 | KITCHEN | G |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | C | BIG | N | BUILT-IN GARAGE | 432 | | 77.19 | 33,348 | BATHS | G |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | USF | L | UPPER STORY FIN | 648 | 1975 | 107.05 | 69,370 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | D | WDK | N | WOOD DECK | 50 | | 62.40 | 3,120 | ELECT | U |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,096.77 | 6,290 | | |
| | | | | USE | 0 | | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 3,929.30 | 3,929 | | |



| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1.5 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 80 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| EFF.YR/AGE | 2004 / 18 | |
|------------|-----------|---------|
| COND | 15 | 15 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 15 | % GD 85 |
| RCNLD | \$241,900 | |