Key: **326**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 323

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RUBINSTEIN IAN L & BELINDA L RUBINSTEIN 4 KING ARTHUR WAY BUZZARDS BAY, MA 02532-2376	3.0-201-0	4 KING ARTHUR WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUBINSTEIN IAN L &	01/06/1995	QS	138,500	9513-300

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

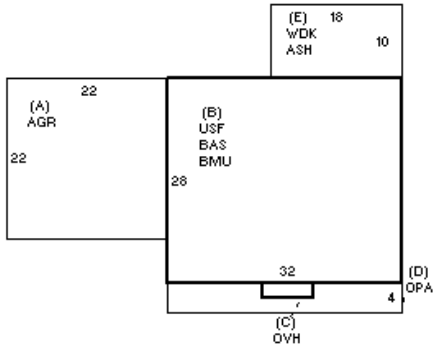
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		12/19/2017	TL	100	100
02645	09/18/2002	3	ALT/RENO	800	04/27/2004	TL	100	100
940523	10/26/1994	1	NEW CONSTRUC	60,000	01/24/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,806	3 1.00	100 1.00	100 1.00	212,130	2.09	A 1.00	R05 0.90			160,590

TOTAL	15,812 SF	ZONING	2	FRNT	100
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	160,600	157,900
BUILDING	317,800	281,200
DETACHED	0	0
OTHER	0	0
TOTAL	**478,400**	**439,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2017	TL
LIST	12/19/2017	EST
REVIEW		

YEAR BLT	1994	SIZE ADJ	1.010
NET AREA	1,806	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		63.67	30,817
B	BMU	N	BSMT UNFINISHED	896		37.57	33,660
B	BAS	L	BASE AREA	896	1994	204.29	183,047
B	USF	L	UPPER STORY FIN	896	1994	110.90	99,368
C	OVH	L	OVERHANG	14	1994	186.54	2,612
D	OPA	N	OPEN PORCH	128		70.68	9,047
E	ASH	N	ATT SHED	180		23.19	4,174
E	WDK	N	WOOD DECK	180		36.03	6,486
	BMF	N	BSMT FINISH	132		60.20	7,946
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	5		2,193.92	10,970

TOTAL RCN	397,202

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$317,800