

Key: 3952

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.046

LEG  
AL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |             |  | LOCATION     |  |  |  |
|---|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| CUBELLIS EMILIO J II<br>253 MAIN ST<br>BUZZARDS BAY, MA 02532 |  |  |  | 20.0-37-0  |    |             |  | 1 KETTLE LN  |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE  |  | BK-PG (Cert) |  |  |  |
| CUBELLIS EMILIO J II  |  |  |  | 12/04/2007 | F  | 1 22512-324 |  |              |  |  |  |
| CUBELLIS EMILIO J TR OF                                       |  |  |  | 10/13/1988 | XX | 6479-127    |  |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION      |      |        | BN ID | BN | CARD   |   |
|--------|--------|------------------|------|--------|-------|----|--------|---|
| 1300   | 100    | DEVELOPABLE LAND |      |        |       |    | 1 of 1 |   |
| PMT NO | PMT DT | TY               | DESC | AMOUNT | INSP  | BY | 1st    | % |
|        |        |                  |      |        |       |    |        |   |

LAND

| 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 | 235,700 | 1.00 | VB         | 1.00      | R02 | 1.00 | 216,390 |
| 300 | A | 0.962    | 4    | 1.00  | 100     | 1.00     | 100 | 1.00 | 16,300  | 1.00 | A          | 1.00      | R02 | 1.00 | 15,680  |

|         |             |                  |                 |      |       |          |         |          |
|---------|-------------|------------------|-----------------|------|-------|----------|---------|----------|
| TOTAL   | 1.880 Acres | ZONING           | 1               | FRNT | 120   | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BBAY        | N<br>O<br>T<br>E | SLOPES DOWN     |      |       | LAND     | 232,100 | 164,300  |
| Infl1   | AVG         |                  | ROLLING, WOODED |      |       | BUILDING | 0       | 0        |
| N_Index | AVG         |                  | DETACHED        | 0    | 0     | OTHER    | 0       | 0        |
|         |             |                  |                 |      | TOTAL | 232,100  | 164,300 |          |

DET  
ACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|-------|
|    |      |      |          |    |       |           |       |       |

BU  
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| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL    |    |     |      | LIST    |
| STYLE    |    |     |      | REVIEW  |
| QUALITY  |    |     |      |         |
| FRAME    |    |     |      |         |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
|          |          |            |          |            |         |         |    |             |     |   |     |   |             |       |    |           |     |

|                |      |
|----------------|------|
| TOTAL RCN      |      |
| CONDITION ELEM | CD   |
| EFF.YR/AGE     |      |
| COND           | % GD |
| FUNC           |      |
| ECON           |      |
| DEPR           |      |
| RCNLD          |      |