

Key: 3955

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.049

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUBELLIS TONY A & ASHLEY E CUBELLIS				20.0-40-0				4 KETTLE LN			
4 KETTLE LANE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BOURNE, MA 02532				CUBELLIS TONY A & CUBELLIS TONY A				05/11/2020	F	1	32894-292
				CUBELLIS EMILIO JR TR OF				12/04/2007	F	1	22512-320
								10/13/1988	XX		6479-123

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	%
20343	05/18/2020	1	NEW CONSTRUC	735,000	06/22/2021	TL	100	100
H358	05/18/2020	1	NEW CONSTRUC				100	100

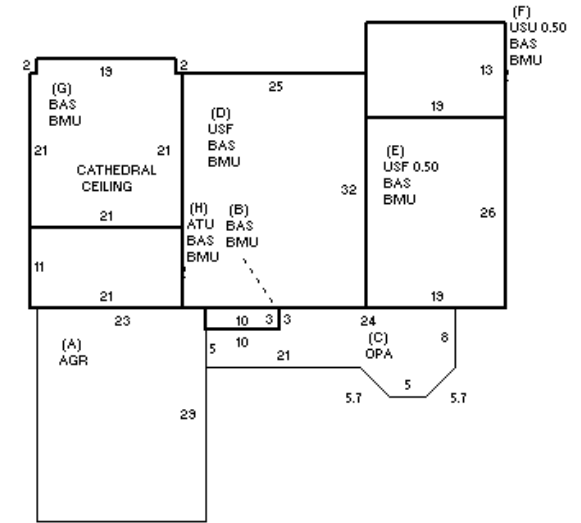
LAND

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	1.00	R02	1.00	216,390
300	A	0.872	4	1.00	100	1.00	100	1.00	1.00	R02	1.00	14,210

TOTAL	1.790 Acres	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND		230,600	163,300	
Infl1	AVG		BUILDING		801,900	716,800		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		1,032,500	880,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/03/2021
								



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/22/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/22/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,328	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	667		71.06	47,398
\$NLA(RCN)	\$243	OVERALL	1.170	EXT COVER	15	VINYL SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	2,281		35.12	80,117
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,281	2020	210.08	479,191
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	278		71.94	19,999
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	1,047	2020	127.09	133,059
				INT. FINISH	1	PLASTER	1.00	F	USU	N	UPPER STORY UNF	124		57.25	7,100
				HEATING/COOLING	9	WARM-COOL AIR	1.03	H	ATU	N	ATTIC UNF	231		51.66	11,934
				FUEL SOURCE	2	GAS	1.00	FIX	O		XTRA FIXTURES	9		2,603.08	23,428
				USE	0		1.00	GFP	O		GAS FIREPLACE	1		7,823.10	7,823

BUILDING

BLDG COMMENTS	
TOTAL RCN	810,048
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2020 / 2
COND	1 1 %
FUNC	0 uc
ECON	0
DEPR	1 % GD 99
RCNLD	\$801,900