

Key: 4137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.221

LEG  
AL

CURRENT OWNER		PARCEL ID		LOCATION	
CUBELLIS ANTHONY M ETUX JOAN M CUBELLIS 245 MAIN ST BUZZARDS BAY, MA 02532-3252		20.3-73-0		7 SPERANZA LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CUBELLIS ANTHONY M ETUX		01/29/2002	A	231,250	14755-339
CUBELLIS MARIA M		10/29/1990	XX		7338-28

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 %

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D


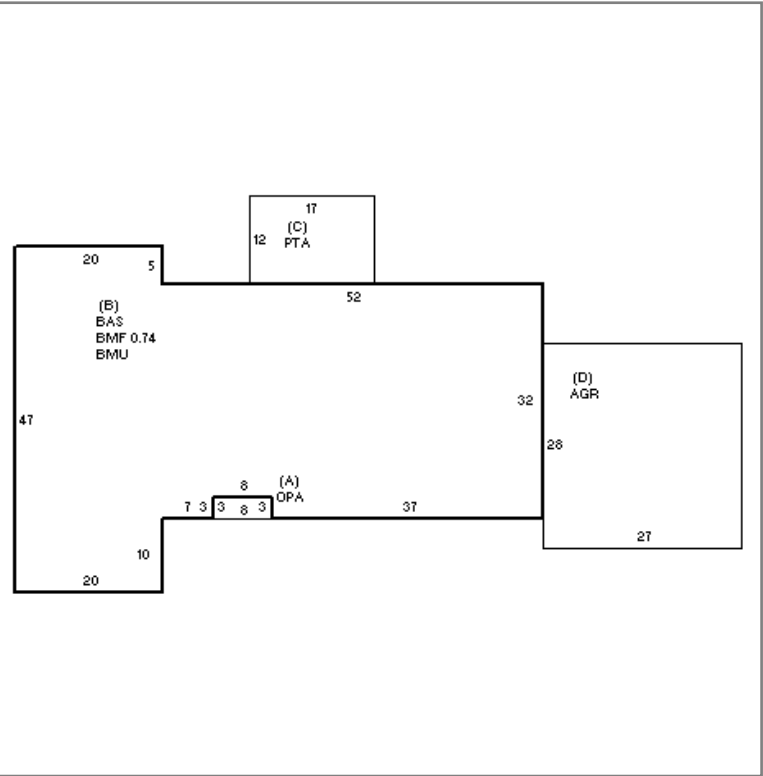
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	4	1.00	100	1.00	100	1.00	212,130	1.00	10	0.90 R02	194,750
300	A	0.151	4	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00 R02	2,460

TOTAL	1.069 Acres	ZONING	1	FRNT	249	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE access thru Messa Luna parking lot and view water tower	LAND	197,200	139,600			
Infl1	AVG		BUILDING	526,800	466,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>724,000</b>	<b>605,800</b>			

DET  
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/07/2022

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BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/16/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,580	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	24		103.64	2,487
\$NLA(RCN)	\$269	OVERALL	1.090	EXT COVER	12	BRICK VENEER	1.10	B	BMU	N	BSMT UNFINISHED	2,580		29.97	77,332
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.02	B	BMF	N	BSMT FINISH	1,909	30.76	58,729
STORIES	11	1.00	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	2,580	179.24	462,435
ROOMS	11	1.00	13	1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00	C	PTA	N	PATIO	204	14.82	3,024
BEDROOMS	6	1.00	2	1.00	INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	756	63.37	47,906
BATHROOMS	3	1.00	2	1.02	HEATING/COOLING	2	HOT WATER	1.02	F	F12	O	FPL 1S 2OP	2	9,177.25	18,355
FIXTURES	13	1.00	2	1.00	FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	8	2,321.29	18,570	
GARAGE CAPACITY	2	1.00	0	1.00	USE	0		1.00	MST	O	MAS/METAL STACK	1	4,350.20	4,350	
% BSMT FINISH	74	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	693,188
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$526,800