Key: 4155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,236

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUBELLIS EMILIO J II 253 MAIN STREET BUZZARDS BAY, MA 02532	20.3-91-0	253 MAIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUBELLIS EMILIO J II	02/09/2010	A	525,000	24359-331/2
CUBELLIS EMILIO J	03/06/2003	F	1	16518-49
CUBELLIS EMILIO J TR	10/29/1990	A	310,000	6558-006

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	60	COMMERCIAL-RESID	6	1	1 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20153	02/18/2020	3	ALT/RENO	5,000			100	100
19355	05/06/2019	3	ALT/RENO	10,000			100	100
16852	10/03/2016	3	ALT/RENO	4,000			100	100
08656	11/24/2008	7	SIGN	18,000	09/09/2009	JB	100	100
08217	05/15/2008	1	NEW CONSTRUC	1,000,000	11/10/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	25,392	C-4	1.00	100	1.00	100	1.00	387,175	1.31	A	1.00	65	0.85			295,790
203	A	0.597	C-4	1.00	100	1.00	100	1.00	135,575	1.00	A	1.00	65	0.85			80,940

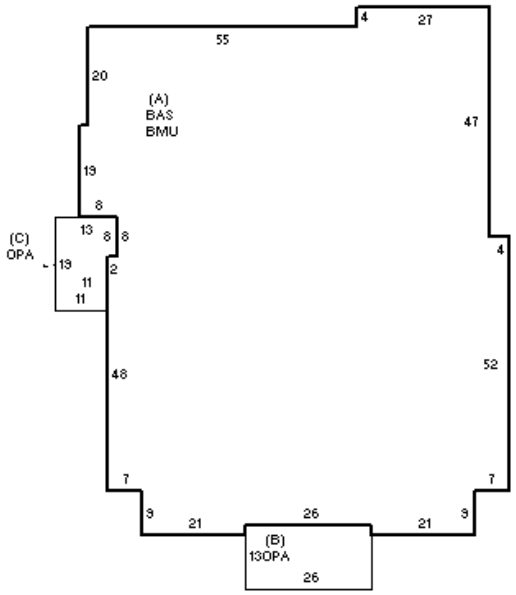
TOTAL	1.180 Acres	ZONING		FRNT	145
Nbhd	BUZZARDS BAY	NOTE	Mezza Luna fire 9/07		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	376,700	362,300
BUILDING	909,000	884,200
DETACHED	25,100	23,300
OTHER	325,900	310,600
TOTAL	**1,636,700**	**1,580,400**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	G	1.20	E	0.90	6X8		48	26.16	1,100
PAV	A	1.00	50	0.50			30,000	1.20	18,000
SHF	G	1.20	10	0.90	12 X 16	1999	192	19.14	3,300
SM2	G	1.20	20	0.80		1999	46	50.88	1,900
C04	A	1.00	50	0.50			200	8.40	800

PHOTO 11/07/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	39	1.25	RESTAURANT [100%]
QUALITY	E	1.50	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2019	RP
LIST	11/13/2019	EST
REVIEW	4/1/2021	RP

BLDG COMMENTS

YEAR BLT	2009	SIZE ADJ	1.000
NET AREA	8,464	DETAIL ADJ	1.222
$NLA(RCN)	$123	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	8,464		18.68	158,074
A	BAS	L	BASE AREA	8,464	2009	103.14	872,987
+	OPA	N	OPEN PORCH	563		24.51	13,800

TOTAL RCN	1,044,861

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$909,000

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	60	COMMERCIAL-RESID		2	2 of 3

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

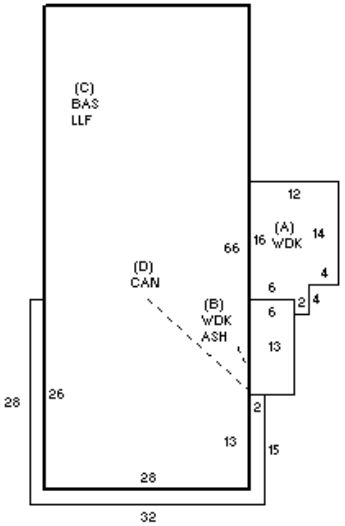
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	117,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	15	1.00	APARTMENT [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2019	RP
LIST	11/13/2019	EST
REVIEW	4/1/2021	RP

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	3,696	DETAIL ADJ	0.959
$NLA(RCN)	$50	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.01
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	266		24.50	6,517
B	ASH	N	ATT SHED	78		22.29	1,739
C	LLF	L	LOW-LEV FIN	1,848	1900	34.14	63,091
C	BAS	L	BASE AREA	1,848	1900	59.94	110,765
D	CAN	N	CANOPY	142		13.00	1,846

TOTAL RCN 183,958

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 1977 / 45

COND	36	36 %		
FUNC	0			
ECON	0			
DEPR	36	% GD	64	

RCNLD $117,700

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	60	COMMERCIAL-RESID		3	3 of 3

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

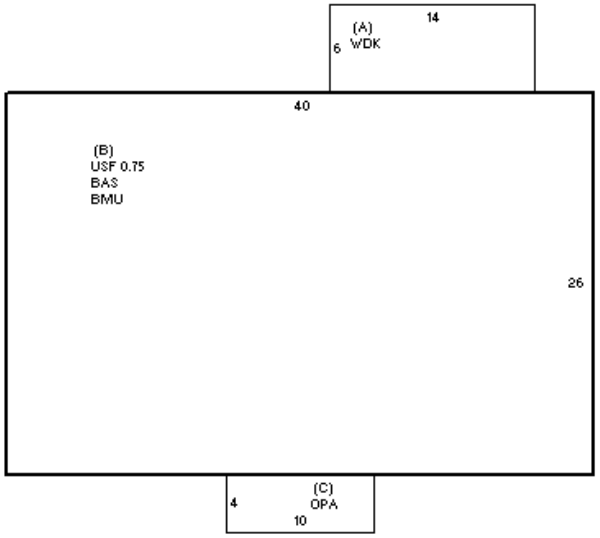
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	208,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/14/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	13	0.85	CONVERSION [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2019	RP
LIST	11/13/2019	EST
REVIEW	11/13/2019	RP

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,820	DETAIL ADJ	1.000
$NLA(RCN)	$136	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	12	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	3	1.10

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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	3	CIM	0.75

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	84		31.11	2,613
B	BMU	N	BSMT UNFINISHED	1,040		25.78	26,812
B	BAS	L	BASE AREA	1,040	1950	135.72	141,149
B	USF	L	UPPER STORY FIN	780	1950	76.87	59,962
C	OPA	N	OPEN PORCH	40		57.60	2,304
	FIX	O	XTRA FIXTURES	10		1,505.63	15,056

TOTAL RCN	247,896

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$208,200