

Key: 4157

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.240

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUBELLIS ANTHONY M 245 MAIN STREET BUZZARDS BAY, MA 02532				20.3-94-0				249 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUBELLIS ANTHONY M				10/29/1990	XX		7338-36				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20049	01/16/2020	3	ALT/RENO	2,500	04/29/2021	TL	100 100
16486	06/13/2016	7	SIGN	4,750	04/29/2021	TL	100 100
15338	05/11/2015	3	ALT/RENO	28,000	06/11/2015		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,235	C-4	1.00	100	387,175	1.77	A	1.00	65	0.85	224,180

TOTAL	14,244 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	224,200	215,600		
Infl1	AVG		BUILDING	182,400	175,400		
N_Index	AVG		DETACHED	9,700	9,000		
			OTHER	0	0		
			TOTAL	416,300	400,000		

DETACHED

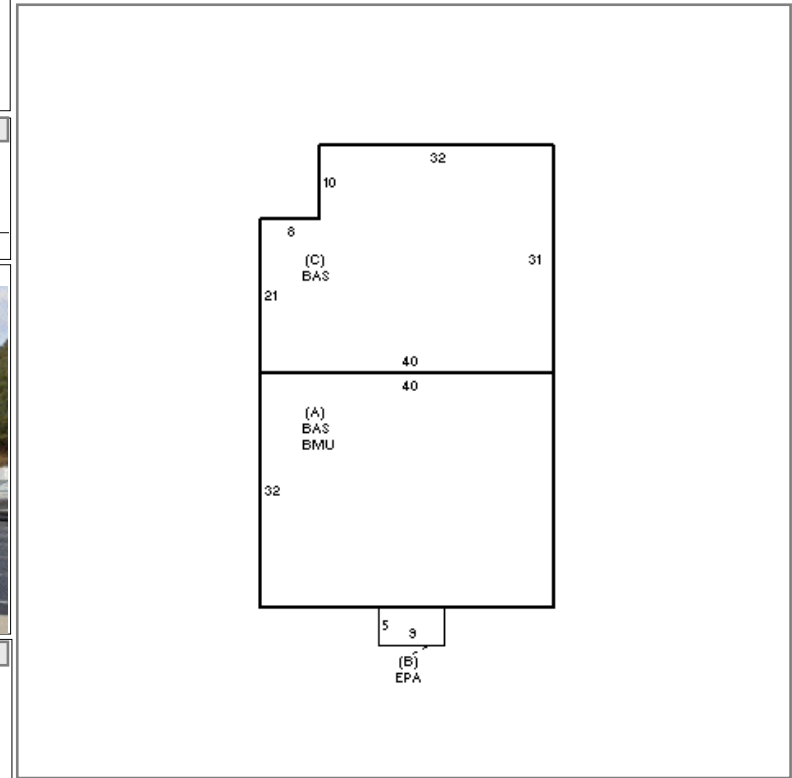
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	30 0.70 8 X 8		64	108.70	4,900
PAV	A	1.00	50 0.50 66X22+660+78		6,948	1.20	4,200
SW1	V	1.30	10 0.90 4 X 7	2016	28	23.79	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/29/2021	TL
MODEL	5		CIM-5	LIST	4/29/2021	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	4/29/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,440	DETAIL ADJ	1.260	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$101	OVERALL	1.015	EXT. COVER	15	CC - BLOCK	0.98
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	1	ADJ	1.00	ROOF COVER	8	TAR & GRAVEL	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	100		1.03	INT. FINISH	3	WOOD PANEL	1.05
% SPINKLERS	100		1.02	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	1,280		18.68	23,905
B	EPA	N	ENCL PORCH	45		31.26	1,407
+	BAS	L	BASE AREA	2,440	1950	88.16	215,120
	FRZ	N	FREEZER	150		40.19	6,029

TOTAL RCN	246,461
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$182,400