

Key: 4159

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.242

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CURRENT OWNER				PARCEL ID				LOCATION			
GR CUBELLIS PROFESSIONAL BUILDING INC 241 MAIN ST BUZZARDS BAY, MA 02532				20.3-96-0				243 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GR CUBELLIS PROFESSIONAL				12/29/2010	F	100		25134-59			
CUBELLIS GUILDOR TR GR C				04/07/2004	F			18420-213			
CEC CAR WASH INC					XX			8165-178 +			

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-4	1.00	100	1.00	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.130	C-4	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	2,520

TOTAL	25,658 SF	ZONING	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	266,100	255,800		
Infl1	AVG		BUILDING	659,700	642,200		
N_Index	AVG		DETACHED	40,000	37,300		
			OTHER	0	0		
			TOTAL	965,800	935,300		

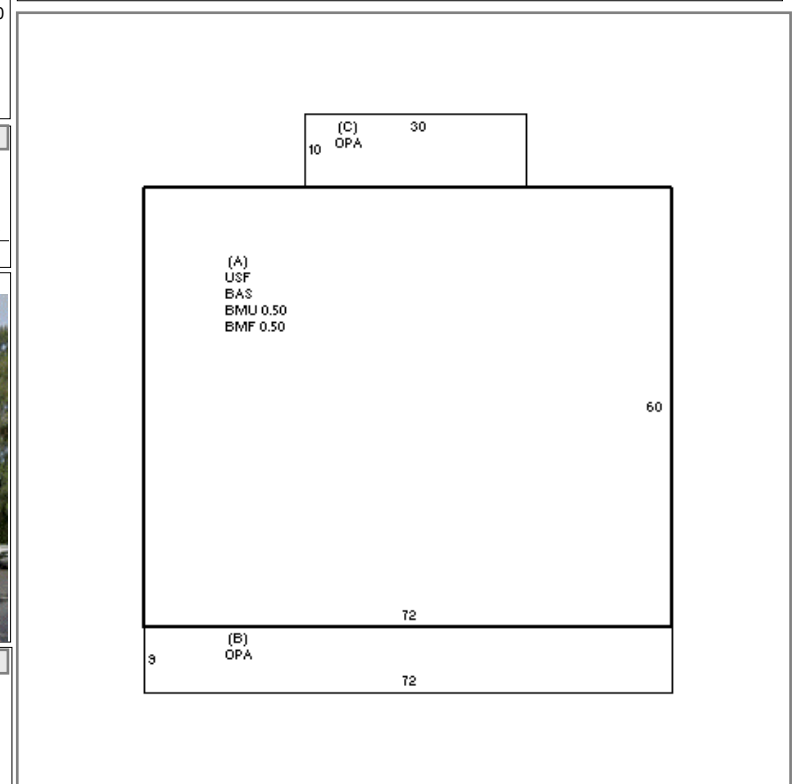
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	G	1.20	10 0.90	2006	15,000	1.44	19,400
SW2	G	1.20	10 0.90 4' X 8'	2003	32	26.16	800
LH4	G	1.20	10 0.90	2006	4	2,754.00	9,900
LH4	G	1.20	10 0.90	2006	4	2,754.00	9,900



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2019	RP
MODEL	5		CIM-5	LIST	10/1/2019	RP
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	10/1/2019	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	10,800	DETAIL ADJ	1.320	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN	2,160	2004	32.27	69,712
\$NLA(RCN)	\$74	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	A	BMU	N	BSMT UNF	2,160		18.68	40,340
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	4,320	2004	80.04	345,793
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	4,320	2004	67.88	293,233
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	948		17.98	17,041
				INT. FINISH	2	DRYWALL	1.00		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3400	100	GEN OFFICE BLDGS		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13184	03/28/2013	3	ALT/RENO	169,000	04/30/2014	JB	0	100
09052	02/19/2009	7	SIGN	7,400	09/15/2010	JB	0	100
05742	10/24/2005	3	ALT/RENO	9,000	06/01/2007	MM	100	100
05005	01/05/2005	3	ALT/RENO		05/18/2005	MJ	100	100
04821	11/08/2004	7	SIGN		05/18/2005	MJ	100	100



TOTAL RCN	804,545
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$659,700