

Key: 4244

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.329

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUBELLIS MARIA M c/o LEN CUBELLIS 55 COLLIER RD SCITUATE, MA 02066-4638				20.3-158-0				247 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUBELLIS MARIA M				10/29/1990	XX		7338-28				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1050	100	THREE-FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

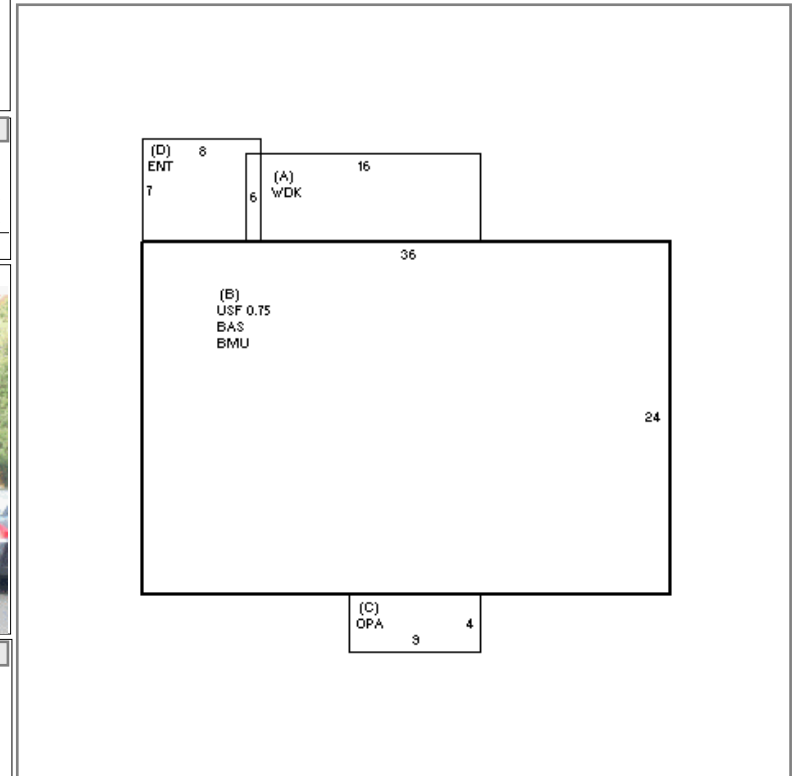
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,556 4	1.00	100	1.00	100	1.00	235,700	1.50	A	1.00	R02 1.00	190,590

TOTAL	23,522 SF	ZONING	1	FRNT	211	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE frontage is on Speranza	LAND	190,600	134,900			
Infl1	AVG		BUILDING	255,900	212,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	446,500	347,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2019	RP
MODEL	1		RESIDENTIAL	LIST	4/30/2014	JB
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/14/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1952	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		9	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		15	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	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	35	WW-VINYL	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	96		52.26	5,017
B	BMU	N	BSMT UNFINISHED	864		43.31	37,422
B	BAS	L	BASE AREA	864	1952	235.54	203,505
B	USF	L	UPPER STORY FIN	648	1952	129.15	83,688
C	OPA	N	OPEN PORCH	36		96.77	3,484
D	ENT	N	ENCLOSED ENTRY	56		88.87	4,977
	ASH	N	ATT SHED	75		28.33	2,125
	FIX	O	XTRA FIXTURES	10		2,529.45	25,295

TOTAL RCN	365,512	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		F
KITCHEN		F
BATHS		F
HEAT		A
ELECT		A
EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$255,900	