Key: 9282

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,499

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULLISON JAMES ETUX **JILL H CULLISON** **51 CURVE STREET** **NEEDHAM, MA 02492**	**43.2-39-0**	**6 ELIZABETH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULLISON JAMES ETUX	07/18/2014	QS	245,000	28271-67
SULLIVAN DONNA A &	09/05/1997	QS	90,000	10936-151

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	%
16117	02/22/2016	3	ALT/RENO	9,000	05/01/2018		100	100
15107	03/09/2015	15	INSULATE/WEA		04/14/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	11 1.00	100 1.00	100 1.00	271,055	2.87	A 1.00	R08 1.15			196,510

TOTAL	11,021 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

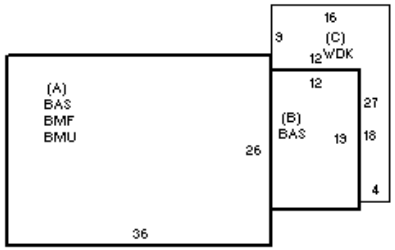
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	196,500	166,400
BUILDING	235,900	208,700
DETACHED	0	0
OTHER	0	0
TOTAL	**432,400**	**375,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/08/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/26/2023	SL
LIST	10/26/2023	EST
REVIEW	10/26/2023	SL

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,164	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		35.16	32,911
A	BMF	N	BSMT FINISH	936		33.47	31,326
+	BAS	L	BASE AREA	1,164	1970	185.10	215,460
C	WDK	N	WOOD DECK	216		24.97	5,394
	F11	O	FPL 1S 1OP	1		7,731.40	7,731
	FIX	O	XTRA FIXTURES	1		2,053.90	2,054

TOTAL RCN	294,875

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$235,900