Key: 9344

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.560

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUSICK PAUL V JR TR OF BROOKBOURNE NOMINEE TRUST 14 ISLAND DR POCASSET, MA 02559-2017	43.3-40-0	14 ISLAND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUSICK PAUL V JR TR OF	04/30/1993	F	100	(129956)

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	%
B-23-341	11/12/2023	3	ALT/RENO	70,000			0	0
01126	03/28/2001	3	ALT/RENO	10,000	04/28/2003	TL	100	100

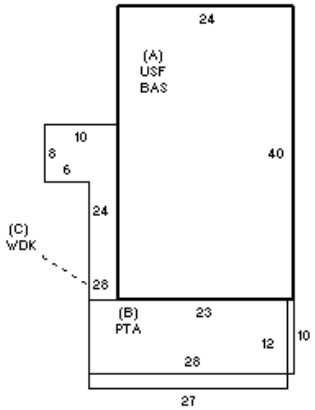
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	518,540	3.13	A 1.00	BA- 2.20			372,500

TOTAL	10,019 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	372,500	329,700
BUILDING	281,100	242,100
DETACHED	8,100	11,600
OTHER	0	0
TOTAL	**661,700**	**583,400**

* -- Previous value excludes abatement.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	16 X 25		400	40.60	8,100

PHOTO 08/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/24/2023	RP
LIST	1/24/2023	RP
REVIEW	1/24/2023	RP

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1978	224.32	215,349
A	USF	L	UPPER STORY FIN	960	1978	121.77	116,903
B	PTA	N	PATIO	280		15.38	4,307
C	WDK	N	WOOD DECK	468		24.16	11,308
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	365,057

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$281,100