Key: 9515

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.738

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUSICK PAUL V JR TR OF HILLBOURNE NOMINEE TRUST 14 ISLAND DR POCASSET, MA 02559	43.3-244-0	11 BELL BUOY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUSICK PAUL V JR TR OF	12/10/1985	F	1	4835-58

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	%
		3	ALT/RENO		05/18/2021	TL	100	100
B-21-128	04/01/2021	3	ALT/RENO	20,000	05/12/2022		100	100
19976	10/21/2019	4	DETACH.STRUC	30,000	05/20/2021	TL	100	100
19955	10/11/2019	2	ADDITIONS	4,000	05/20/2021	TL	100	100
18046	01/22/2018	2	ADDITIONS	45,000	06/03/2019	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	7,500	11 1.00	100 1.00	100 1.00	942,800	4.08	A 1.00	HCE 4.00			661,570

TOTAL	7,492 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

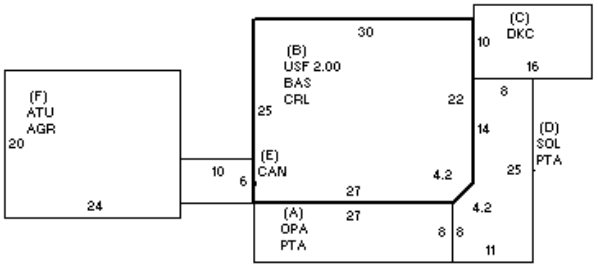
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	661,600	658,700
BUILDING	458,900	406,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,120,500**	**1,064,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/31/2018	TL
LIST	5/31/2018	EST
REVIEW	5/18/2021	TL

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,238	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	3	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	445		15.35	6,832
A	OPA	N	OPEN PORCH	216		66.45	14,353
B	CRL	N	BSMT CRAWL	746		29.01	21,638
B	BAS	L	BASE AREA	746	1900	232.91	173,749
B	USF	L	UPPER STORY FIN	1,492	1900	117.39	175,149
C	DKC	N	DECK-COMPOSITE	160		70.89	11,343
D	SOL	N	SOLARIUM	229		97.38	22,299
E	CAN	N	CANOPY	60		14.87	892
F	AGR	N	ATT GARAGE	480		69.78	33,496
F	ATU	N	ATTIC UNF	480		47.72	22,906
	F31	O	FPL 3S 1OP	1		11,317.10	11,317
	FIX	O	XTRA FIXTURES	2		2,404.45	4,809

TOTAL RCN	498,784

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$458,900