

Key: 9518

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.741

LEGAL

LAND

DETACHED

BUILDING

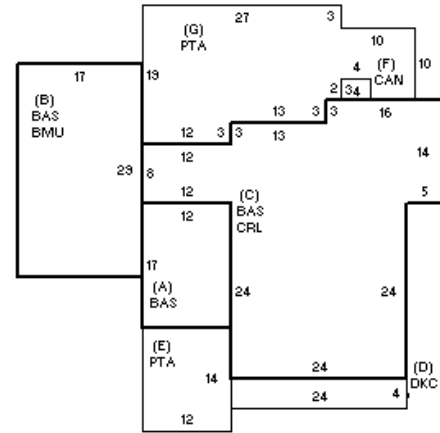
CURRENT OWNER				PARCEL ID				LOCATION			
CUSICK MATTHEW 50 PRENTICE RD NEWTON, MA 02459				43.3-248-0				29 BELL BUOY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUSICK MATTHEW				07/01/2011	O	545,000	25543-287				
BEAN SHIRLEY T TR OF THE				05/01/1996	XX		10177-301				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-423	01/11/2022	3	ALT/RENO		07/06/2022	SL	100	100
EXB-21-714	10/05/2021	3	ALT/RENO	148,000	07/06/2022	SL	100	100
12260	04/20/2012	1	NEW CONSTRUC	50,000	10/05/2015	TL	100	100
12122	02/28/2012	2	ADDITIONS	30,000	09/11/2012	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,396	11	1.00	100	1.00	100	1.00	942,800	3.02	A	1.00	HCE	4.00			679,750

TOTAL	10,396 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Waterviews	LAND	679,800	676,800			
Infl1	AVG		BUILDING	429,600	380,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	132,500	118,500			
		TOTAL		1,241,900	1,175,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 50 0.50	8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/6/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/7/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429.648				
NET AREA	1,736	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	204	2012	199.10	40,617	CONDITION ELEM	CD				
\$NLA(RCN)	\$247	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	493		51.74	25,510	EXTERIOR	V				
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,532	1920	199.10	305,023	INTERIOR	V				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	1,039		22.88	23,769	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	96		70.59	6,776	BATHS	V				
				INT. FINISH	1	PLASTER	1.00	+	PTA	N	PATIO	718		15.29	10,975	HEAT	U				
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	CAN	N	CANOPY	12		17.43	209	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,393.83	9,575							
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		7,194.40	7,194							
																		EFF.YR/AGE	2021 / 1		
																		COND	1 1 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	0	% GD	100
																		RCNLD	\$429,600		

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
CUSICK MATTHEW 50 PRENTICE RD NEWTON, MA 02459		43.3-248-0	29 BELL BUOY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

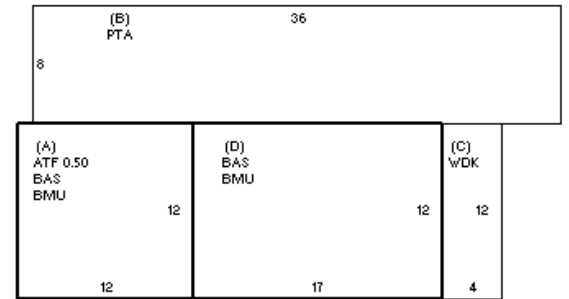
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	132,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/6/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/7/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	140,964
NET AREA	348	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	348		75.41	26,244	CONDITION ELEM	CD
\$NLA(RCN)	\$405	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	348	2012	266.75	92,830	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	72	76.27	5,491	INTERIOR	A
STORIES	1.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	1.00	B	PTA	N	PATIO	288		16.70	4,811	KITCHEN	
ROOMS	2	1.00	FLOOR COVER	1	HARDWOOD	1.02	1.02	C	WDK	N	WOOD DECK	48		77.88	3,738	BATHS	A
BEDROOMS	0	1.00	INT. FINISH	1	PLASTER	1.00	1.00		FIX	O	XTRA FIXTURES	3		2,616.30	7,849	BATHS	A
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	1.03									HEAT	A
FIXTURES	3	1.00	FUEL SOURCE	2	GAS	1.00	1.00									ELECT	A
GARAGE CAPACITY	0	1.00	USE	0		1.00	1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2013 / 9
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$132,500