Key: 9629

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,854

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVIS JEFFERSON E & MARIBETH A CUSICK TRS (50% EA) 513 STRAWBERRY HILL RD CONCORD, MA 01742	43.4-95-0	7 LANTERN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVIS JEFFERSON E &	06/02/2021	F	100	34170-204/10
DAVIS JEFFERSON E &	06/02/2021	F	100	34170-198
CUSICK MARIBETH A	06/02/2021	F	100	34170-195

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

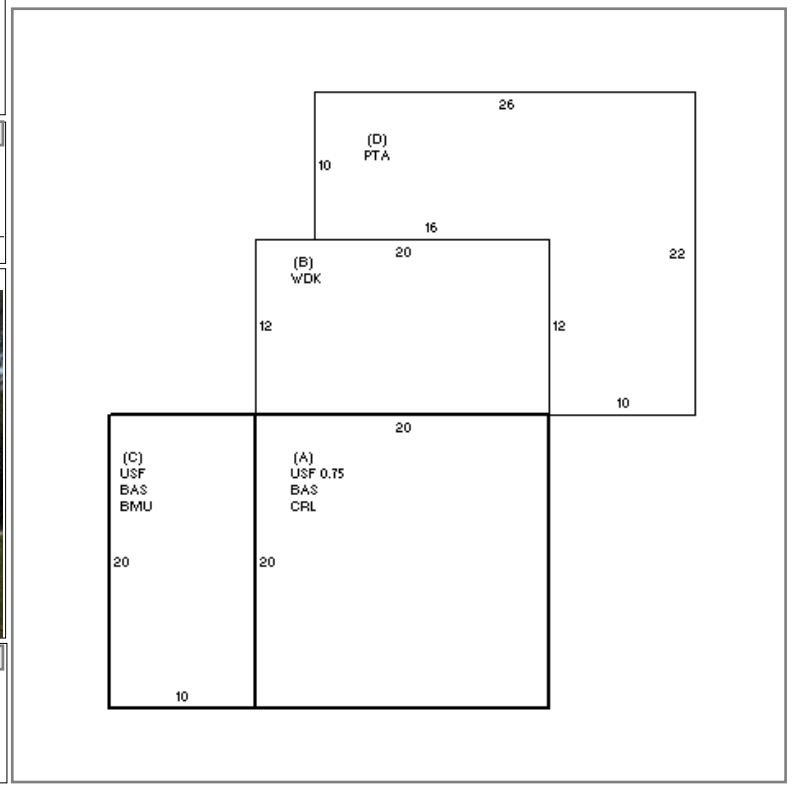
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13267	04/25/2013	2	ADDITIONS	33,000	12/23/2015	SW	100	100
10440	07/26/2010	9	DECK		02/25/2015		100	100
09249	06/10/2009	4	DETACH.STRUC		08/26/2009		100	100
09069	03/16/2009	3	ALT/RENO		08/26/2009		100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,450	11 1.00	100 1.00	100 1.00	424,260	5.50	A 1.00	R09 1.80			291,920

TOTAL	5,445 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	291,900	236,800
BUILDING	265,000	236,900
DETACHED	0	0
OTHER	0	0
TOTAL	**556,900**	**473,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 8			0.00	

PHOTO 12/28/2015

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	12/23/2015	SW
LIST	9/9/2008	MR
REVIEW	3/1/2019	TL

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,100	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	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	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	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	CRL	N	BSMT CRAWL	400		38.70	15,480
A	BAS	L	BASE AREA	400	1920	245.30	98,121
A	USF	L	UPPER STORY FIN	300	1920	124.30	37,291
B	WDK	N	WOOD DECK	240		29.26	7,022
C	BMU	N	BSMT UNFINISHED	200		69.35	13,869
C	BAS	L	BASE AREA	200	2015	245.30	49,060
C	USF	L	UPPER STORY FIN	200	2015	124.31	24,861
D	PTA	N	PATIO	380		15.36	5,837
	FIX	O	XTRA FIXTURES	6		2,405.87	14,435
	GFP	O	GAS FIREPLACE	1		7,230.00	7,230

TOTAL RCN	273,208

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

EFF.YR/AGE	2016 / 6	
COND	3 3 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$265,000