

Key: 10527

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.770

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEBSTER BRUCE H & DEBORAH E TR WEBSTER FAMILY TRUST P O BOX 616 CATAUMET, MA 02534				49.0-6-0				22 RAMS HEAD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEBSTER BRUCE H & DEBORAH				01/15/2015	F	100	28633-200				
WEBSTER BRUCE H & DEBORAH				11/19/2010	F	100	25012-295				
WEBSTER BRUCE H & DEBORAH				06/23/2005	A	100	19963-311				

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 %
EXB-22-171	03/29/2022	4	DETACH.STRUC	19,700			100 100
		3	ALT/RENO		07/01/2021	TL	100 100
EXB-21-158	03/09/2021	3	ALT/RENO	9,950	07/01/2021		100 100
17564	07/24/2017	2	ADDITIONS	180,000	11/30/2018	TL	100 100
151119	12/04/2015	14	SOLAR	16,712	01/09/2017		100 100

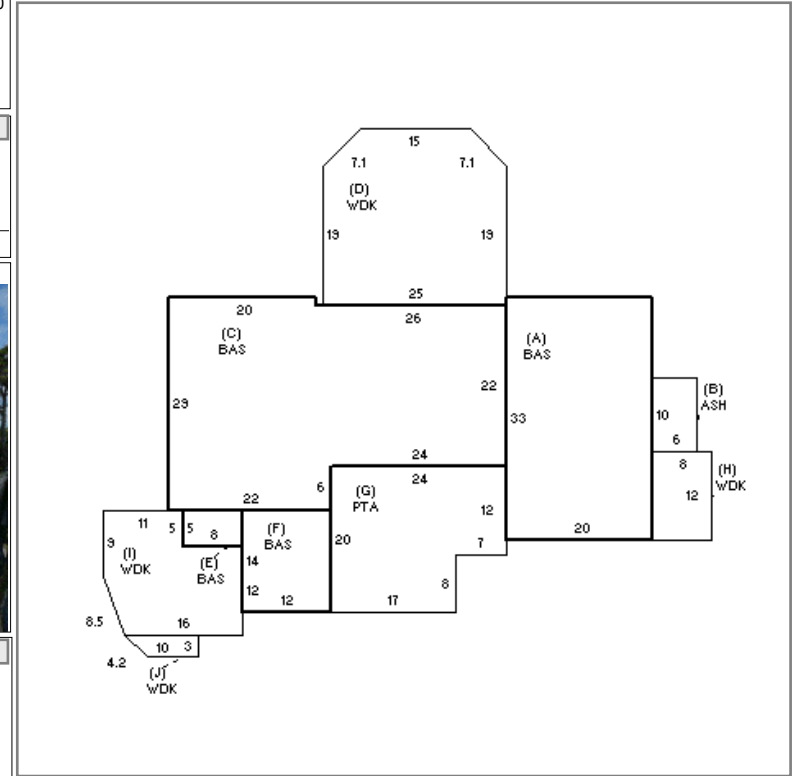
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	1.452	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		319,510

TOTAL	2.370 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	3,240,800	2,867,700
Infl1	AVG			BUILDING	413,000	365,600			
N_Index	AVG			DETACHED	8,300	7,800			
				OTHER	151,300	135,200			
						TOTAL	3,813,400	3,376,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S	3.00	10 0.90	12 X 16	2022	192	47.84 8,300



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	7/18/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	444,089		
NET AREA	2,032	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	660	2001	181.36	119,697	CONDITION ELEM	CD		
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	60		25.17	1,510	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,164	1949	181.36	211,103	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	968		22.54	21,818	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	208	2017	181.36	37,723	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	424		14.35	6,084	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	CPC	O	CAPE CELLAR	1		3,984.60	3,985	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,461.00	8,461					
				USE	0		1.00	FIX	O	XTRA FIXTURES	15		2,247.26	33,709					
																	EFF.YR/AGE	2012 / 10	
																	COND	7 7 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	7 % GD 93	
																	RCNLD	\$413,000	

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WEBSTER FAMILY TRUST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
P O BOX 616											
CATAUMET, MA 02534											

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	%

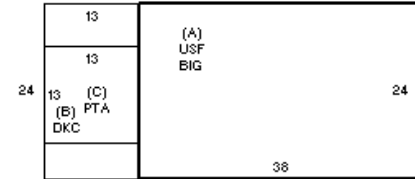
LAND

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	NOTE		LAND	151,300	
Infl1		BUILDING			
N_Index		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/22/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	152.800
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	912		60.47	55,149		
\$NLA(RCN)	\$168	OVERALL	0.770	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	912	2018	93.00	84,819		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	B	DKC	N	DECK-COMPOSITE	169		54.24	9,167		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	312		11.75	3,665		
ROOMS	1	1.00		FLOOR COVER	1	HARDWOOD	1.02										
BEDROOMS	0	1.00		INT. FINISH	1	PLASTER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03										
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	2	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2019 / 3
																COND	2 2 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$151,300