

Key: 10530

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.774

LEGAL

LAND

DETACHED

BUILDING

LAND

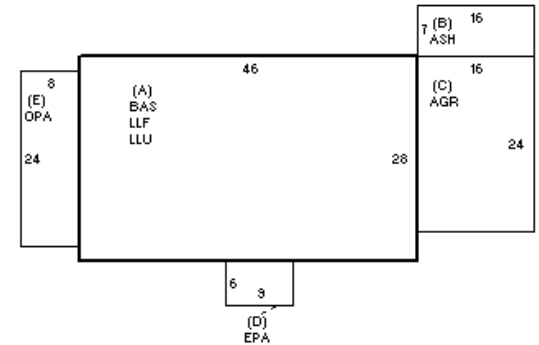
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| 24 RAMS HEAD ROAD LLC 192 WORCESTER ROAD NATICK, MA 01760 | | | | 49.0-9-0 | | | | 24 RAMS HEAD RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 24 RAMS HEAD ROAD LLC | | | | 07/30/2012 | U | 2,400,000 | 26542-35 | | | | |
| CECCHINI ITALIA M EXECUTR | | | | 07/30/2012 | F | | 26542-25 | | | | |
| CECCHINI ITALIA M TR OF T | | | | 05/08/2007 | F | 1 | 22008-311 | | | | |

| 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-21-449 | 12/13/2021 | 9 | DECK | 12,655 | | | 0 | 0 |
| B-21-319 | 09/01/2021 | 3 | ALT/RENO | 48,300 | 02/24/2022 | | 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 | 1,002 | 15 | 1.00 | 100 | 1.00 | 100 | 1.00 | 220,050 | 1.00 | A | 1.00 | BSP | 13.50 | | 220,490 |

| TOTAL | 1.920 Acres | | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|-------------------------------------|----------|------|-----------|-----------|---------|----------|
| Nbhd | SCRAG NCK | | NOTE steps to sandy beach; jetty | LAND | | 3,141,800 | 2,780,200 | | |
| Infl1 | AVG | | | BUILDING | | 337,200 | 298,500 | | |
| N_Index | AVG | | | DETACHED | | 1,100 | 1,500 | | |
| | | | | OTHER | | 0 | 0 | | |
| TOTAL | | | | | | 3,480,100 | 3,080,200 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8 X 16 | | 128 | 16.42 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/23/2021 | TL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/23/2021 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 2/24/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1967 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 443,701 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| NET AREA | 2,576 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | LLU | N | LOWER LEVEL UNF | 1,288 | | 32.97 | 42,467 | CONDITION ELEM CD | |
| \$NLA(RCN) | \$172 | OVERALL | 1.060 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | LLF | L | LOWER LEVEL FIN | 1,288 | 1967 | 56.11 | 72,274 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,288 | 1967 | 199.26 | 256,648 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | ASH | N | ATT SHED | 112 | | 24.58 | 2,753 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | AGR | N | ATT GARAGE | 384 | | 73.98 | 28,410 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | EPA | N | ENCLOSED PORCH | 54 | | 107.47 | 5,804 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | OPA | N | OPEN PORCH | 192 | | 69.28 | 13,302 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F | F11 | O | FPL 1S 1OP | 1 | | 8,499.10 | 8,499 | | |
| | | | | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 6 | | 2,257.45 | 13,545 | | |

| CAPACITY | | | UNITS | ADJ |
|-----------------|-----|------|-------|-----|
| STORIES | 1 | 1.00 | | |
| ROOMS | 7 | 1.00 | | |
| BEDROOMS | 4 | 1.00 | | |
| BATHROOMS | 2 | 1.00 | | |
| FIXTURES | 11 | 1.00 | | |
| GARAGE CAPACITY | 1 | 1.00 | | |
| % BSMT FINISH | 100 | 1.00 | | |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |

| EFF.YR/AGE | 1995 / 27 | |
|------------|-----------|---------|
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | \$337,200 | |