

Key: 10532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.776

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
SULLIVAN EDWARD & CINDY SULLIVAN 25 PHILLIPS ST UNIT D BOSTON, MA 02117		49.0-11-0		16 RAMS HEAD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN EDWARD & GAFFNEY PAUL J ETUX		12/22/2021	QS	2,100,000	34772-88
RADLOFF ROBERT A		01/29/2016	QS	1,323,800	29425-66
			XX		03277-0169

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	%
EXB-20-24	06/04/2020	3	ALT/RENO	8,507			100	100
18782	09/13/2018	3	ALT/RENO	19,854			100	100

LAND

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	1,319,920	1.00	A	1.00	BVG	5.60		1,211,810
300	A	0.232	15	1.00	100	1.00	100	1.00	91,280	1.00	A	1.00	BVG	5.60		21,180

DETACHED

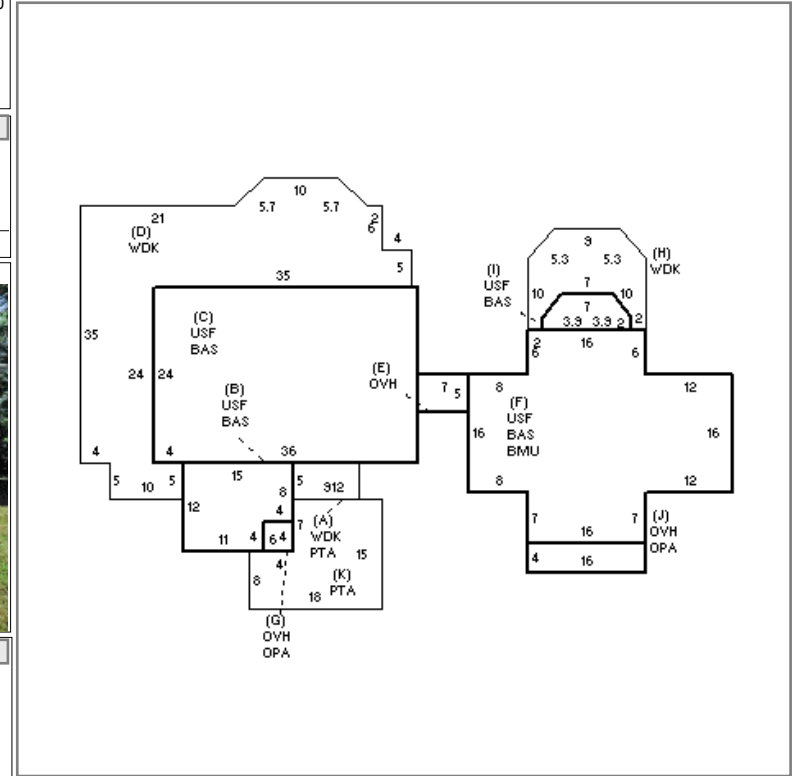
TOTAL	1.150 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	1,233,000	779,400
Infl1	AVG			BUILDING	658,300	881,100			
N_Index	AVG			DETACHED	48,600	46,200			
						OTHER	0	0	
						TOTAL	1,939,900	1,706,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	S	3.00	10 0.90	20 X 21	420	123.30	46,600
OPS	S	3.00	10 0.90	5 X 9	45	50.40	2,000

PHOTO 05/24/2018



BLDG COMMENTS



BU  
IL  
DIN  
G

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2017	MR
MODEL	1		RESIDENTIAL	LIST	9/12/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/12/2017	MR
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	774,440
NET AREA	3,845	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	PTA	N	PATIO	273		15.83	4,322		
\$NLA(RCN)	\$201	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,865	1972	206.21	384,573		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,865	1972	121.04	225,746		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,020		24.87	25,365		
				FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	115	1972	210.85	24,248		
				INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	784		53.59	42,015		
				HEATING/COOLING	5	ELECTRIC BB	0.98	+	OPA	N	OPEN PORCH	80		83.67	6,693		
				FUEL SOURCE	3	ELECTRIC	1.00	+	OPA	N	OPEN PORCH	80		83.67	6,693		
				USE	0		1.00		F22	O	FPL 2S 2OP	1		10,735.50	10,736		
									FIX	O	XTRA FIXTURES	12		2,479.35	29,752		
									JAC	O	JACUZZI	1		14,296.90	14,297		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$658,300	