

Key: 10535

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.779

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  | PARCEL ID  |         | LOCATION       |                         |
|--|--|------------|---------|----------------|-------------------------|
| FARRINGTON HELEN C<br>PO BOX 281<br>CATAUMET, MA 02534 |  | 49.0-14-0  |         | 7 RAMS HEAD RD |                         |
| TRANSFER HISTORY                                       |  | DOS        | T       | SALE PRICE     | BK-PG (Cert)            |
| FARRINGTON HELEN C<br>FARRINGTON LAWRENCE A &          |  | 03/13/2006 | N<br>XX |                | 20816-200<br>03197-0031 |

| 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 %   |
| 11020  | 01/20/2011 | 15            | INSULATE/WEA | 3,289  | 08/17/2011 | TL     | 100 100 |
| 960173 | 05/01/1996 | 3             | ALT/RENO     | 12,000 | 08/26/1997 | JC     | 100 100 |
| 920278 | 06/02/1992 | 2             | ADDITIONS    | 15,000 | 05/03/1993 | JS     | 100 100 |
| 920128 | 03/25/1992 | 4             | DETACH.STRUC | 18,000 | 05/03/1993 | JS     | 100 100 |

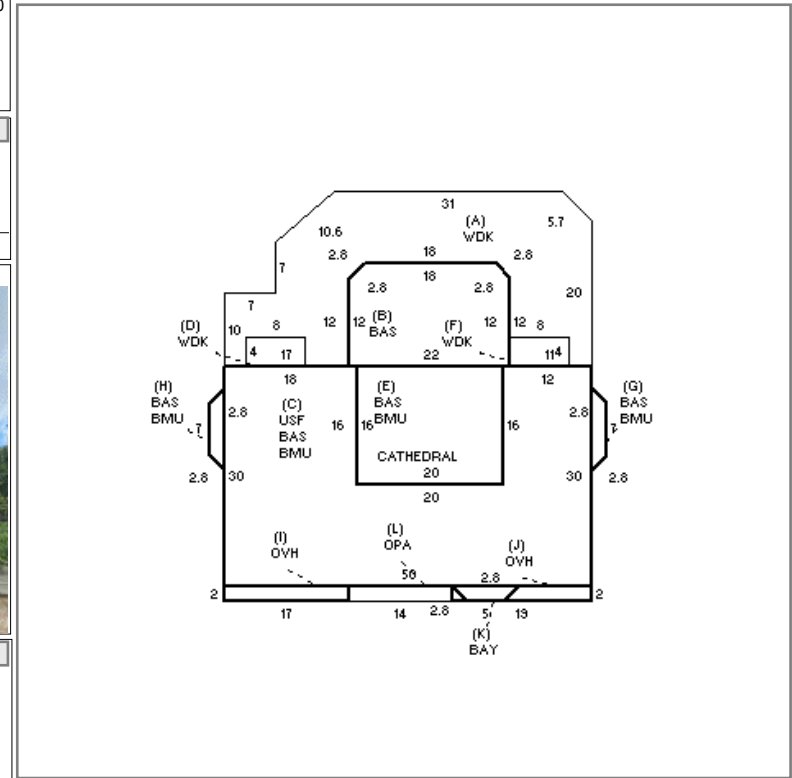
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | S | 40,000   | 15   | 1.00  | 100     | 1.00     | 100 | 1.00 | 942,800 | 1.00 | A          | 1.00      | BAV | 4.00 | 865,580 |
| 300 | A | 0.142    | 15   | 1.00  | 100     | 1.00     | 100 | 1.00 | 65,200  | 1.00 | A          | 1.00      | BAV | 4.00 | 9,260   |

| TOTAL   | 1.060 Acres | ZONING | 1            | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd    | SCRAG NCK   | NOTE   | LAND         | 874,800          | 774,200          |          |         |          |
| Infl1   | AVG         |        | BUILDING     | 504,100          | 446,100          |          |         |          |
| N_Index | AVG         |        | DETACHED     | 0                | 0                |          |         |          |
|         |             |        | OTHER        | 94,700           | 83,800           |          |         |          |
|         |             |        | <b>TOTAL</b> | <b>1,473,600</b> | <b>1,304,100</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

PHOTO 08/23/2021

BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/23/2021 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/23/2021 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  |           |     |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT        | 1989  | SIZE ADJ   | 0.995 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|-----------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA        | 3,106 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | +   | WDK | N             | WOOD DECK       | 826   |          | 24.32     | 20,092  |
| \$NLA(RCN)      | \$205 | OVERALL    | 1.090 | EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | +   | BAS | L             | BASE AREA       | 1,840 | 1989     | 201.70    | 371,120 |
| CAPACITY        |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 | +   | BMU | N             | BSMT UNFINISHED | 1,536 |          | 36.38     | 55,880  |
| STORIES         | 2     | 1.00       |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | C   | USF | L             | UPPER STORY FIN | 1,180 | 1989     | 118.40    | 139,708 |
| ROOMS           | 7     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.02 | +   | OVH | L             | OVERHANG        | 72    | 1989     | 206.23    | 14,849  |
| BEDROOMS        | 3     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | K   | BAY | L             | BAYWINDOW       | 14    | 1989     | 206.20    | 2,887   |
| BATHROOMS       | 3     | 1.00       |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | L   | OPA | N             | OPEN PORCH      | 28    |          | 92.77     | 2,598   |
| FIXTURES        | 14    | 1.00       |       | FUEL SOURCE     | 1  | OIL             | 1.00 | F11 | O   | FPL 1S 1OP    | 1               |       | 9,130.70 | 9,131     |         |
| GARAGE CAPACITY | 0     | 1.00       |       | USE             | 0  |                 | 1.00 | FIX | O   | XTRA FIXTURES | 9               |       | 2,425.09 | 21,826    |         |
| % BSMT FINISH   | 0     | 1.00       |       |                 |    |                 |      |     |     |               |                 |       |          |           |         |
| # OF HALF BATHS | 1     | 1.00       |       |                 |    |                 |      |     |     |               |                 |       |          |           |         |
| # OF UNITS      | 1     | 1.00       |       |                 |    |                 |      |     |     |               |                 |       |          |           |         |

| TOTAL RCN      | 638,088    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1998 / 24  |
| COND           | 21 21 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 21 % GD 79 |
| RCNLD          | \$504,100  |

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| CURRENT OWNER  |  |  |  |  |  | PARCEL ID |   |            | LOCATION       |  |  |  |
|--|--|--|--|--|--|-----------|---|------------|----------------|--|--|--|
| FARRINGTON HELEN C<br>PO BOX 281<br>CATAUMET, MA 02534 |  |  |  |  |  | 49.0-14-0 |   |            | 7 RAMS HEAD 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 | %      |  |

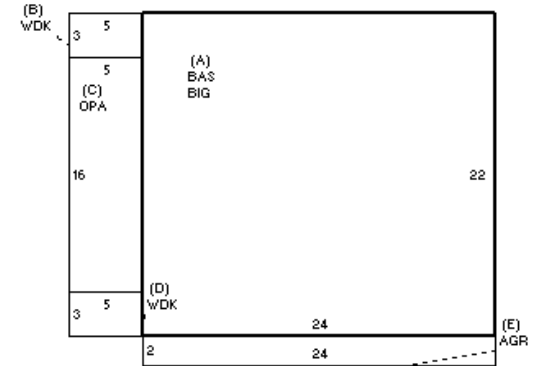
LAND

| 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    | NOTE   |          | LAND     | 94,700  |          |
| Infl1   |        | BUILDING |          |         |          |
| N_Index |        | DETACHED |          |         |          |
| TOTAL   |        |          | OTHER    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 08/23/2021 |

BUILDING

| BUILDING | CD | ADJ  | DESC                 | MEASURE | 8/23/2021 | TL  |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL          | LIST    | 8/23/2021 | EST |
| STYLE    | 20 | 0.75 | GARAGE W/QTRS [100%] | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]    |         |           |     |

| YEAR BLT   | 1989  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|--------|
| NET AREA   | 528   | DETAIL ADJ | 1.000 | FOUNDATION      | 2  | SLAB           | 0.95 | A | BIG | N | BUILT-IN GARAGE | 528   |      | 55.98     | 29,558 |
| \$NLA(RCN) | \$227 | OVERALL    | 0.700 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 528   | 1989 | 155.04    | 81,859 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 30    |      | 45.27     | 1,358  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | OPA | N | OPEN PORCH      | 80    |      | 51.31     | 4,105  |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | E | AGR | N | ATT GARAGE      | 48    |      | 61.21     | 2,938  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |        |
|            |       |            |       | HEATING/COOLING | 5  | ELECTRIC BB    | 0.98 |   |     |   |                 |       |      |           |        |
|            |       |            |       | FUEL SOURCE     | 3  | ELECTRIC       | 1.00 |   |     |   |                 |       |      |           |        |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |        |

|                |           |         |
|----------------|-----------|---------|
| TOTAL RCN      | 119,819   |         |
| CONDITION ELEM | CD        |         |
| EXTERIOR       | A         |         |
| INTERIOR       | A         |         |
| KITCHEN        | A         |         |
| BATHS          | A         |         |
| HEAT           | A         |         |
| ELECT          | A         |         |
| EFF.YR/AGE     | 1998 / 24 |         |
| COND           | 21        | 21 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 21        | % GD 79 |
| RCNLD          | \$94,700  |         |