**Key: 2338**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,363

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CIARAMICOLI JOSEPH M<br>SUZAN L CIARAMICOLI<br>26 LAURELWOOD DR<br>HOPEDALE, MA 01747 | 12.3-134-0 | 10 PLEASURE POINT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CIARAMICOLI JOSEPH M | 10/28/2010 | QS | 430,000 | (192783) |
| DONOVAN HAZEL A | 10/25/2000 | QS | 365,000 | (159480) |
| MICKIEWICZ-FOGG INC | 05/04/1999 | A | 100,000 | (152981) |

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

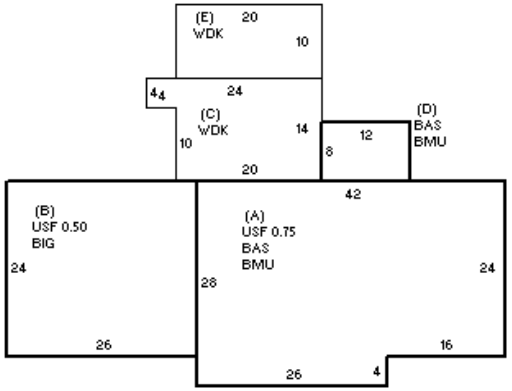
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-23-134 | 05/10/2023 | 9 | DECK | 10,000 | | | 0 | 0 |
| SR-20-32 | 09/22/2020 | 4 | DETACH.STRUC | 5,000 | 03/28/2022 | TL | 100 | 100 |
| 17483 | 06/22/2017 | 9 | DECK | 7,000 | 03/22/2018 | | 100 | 100 |
| 990150 | 04/07/1999 | 1 | NEW CONSTRUC | 110,000 | 07/24/2000 | TL | 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 | 20,002 | 2 1.00 | 100 1.00 | 100 1.00 | 388,905 | 1.71 | A 1.00 | CEX 1.65 | | | 305,260 |

| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 153 |
|---|---|---|---|---|---|
| Nbhd | S SAG | NOTE | CANAL VIEW | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 305,300 | 270,200 |
| BUILDING | 446,100 | 399,400 |
| DETACHED | 3,400 | 3,300 |
| OTHER | 0 | 0 |
| TOTAL | **754,800** | **672,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | G 1.20 | 10 0.90 | 10 X 20 | 2020 | 200 | 19.14 | 3,400 |

PHOTO 10/09/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 3/22/2018 | TL |
|---|---|---|
| LIST | 3/22/2018 | EST |
| REVIEW | 3/22/2018 | TL |

| YEAR BLT | 1999 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,354 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $220 | OVERALL | 1.120 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 10 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 6 | TILE | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,208 | | 35.96 | 43,438 |
| + | BAS | L | BASE AREA | 1,208 | 1999 | 211.59 | 255,604 |
| + | USF | L | UPPER STORY FIN | 1,146 | 1999 | 117.03 | 134,112 |
| B | BIG | N | BUILT-IN GARAGE | 624 | | 83.01 | 51,799 |
| + | WDK | N | WOOD DECK | 496 | | 24.04 | 11,926 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,915.40 | 9,915 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,397.08 | 11,985 |

| TOTAL RCN | 518,779 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2005 / 17 | |
|---|---|---|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | | $446,100 |