

Key: 6246

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.402

LEGALS

LAND

DETACHED

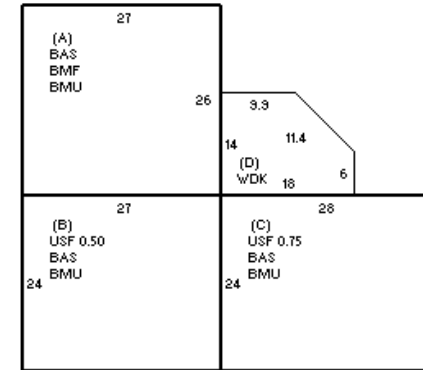
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PATRUNO JAMES P ETUX PATRUNO DEBORAH A 65 GLEASON ST FRAMINGHAM, MA 01701-3594				30.2-139-0				38 BROOKS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PATRUNO JAMES P ETUX				06/26/2017	U	440,000	(213322)					
OSGOOD EDWARD W III &				04/30/1997	D	155,000	(144301)					
LAMBORGHINI LANCE W				09/30/1996	QS	56,000	N/A-N/A					

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	%
05668	09/27/2005	12	CYCLICAL		09/20/2018	DB	100	100
990311	06/03/1999	3	WOODSTOVE	3,000	05/01/2006	TL	100	100
970165	04/16/1997	10	ALT/RENO	12,000	08/09/2000	TL	100	100
970054	02/05/1997	3	WOODSTOVE	200	01/28/1998	JS	100	100
		3	ALT/RENO	120,000	01/28/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,800	9	1.00	100	1.00	100	1.00	271,055	1.39	A	1.00	BAV	1.15			223,220
TOTAL		25,788 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS								
Nbhd	MO BCH	NOTE removed topo ( 9/20/18 BC )	LAND	223,200	197,600												
Infl1	AVG		BUILDING	497,400	440,100												
N_Index	AVG		DETACHED	0	0												
			OTHER	0	0												
TOTAL			720,600	637,700													

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/6/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	9/20/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	629,654
NET AREA	2,850	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,022		31.32	63,330	CONDITION ELEM	CD
\$NLA(RCN)	\$221	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	702		47.76	33,526	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,022	1954	187.33	378,785	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	324	1954	117.34	38,018	KITCHEN	G
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	USF	L	UPPER STORY FIN	504	1998	117.34	59,139	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	220		28.23	6,211	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		7,769.50	15,539	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		8,739.60	8,740		
				USE	0		1.00		FIX	O	XTRA FIXTURES	9		2,321.21	20,891		
									KIT	O	EXTRA KITCHEN	1		5,475.10	5,475		

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1998 / 24
STORIES	1.75	1.00	COND	21 21 %
ROOMS	8	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	3	1.00	DEPR	21 % GD 79
FIXTURES	14	1.00	RCNLD	\$497,400
GARAGE CAPACITY	2	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		