

Key: 8118

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.284

LEGAL

LAND

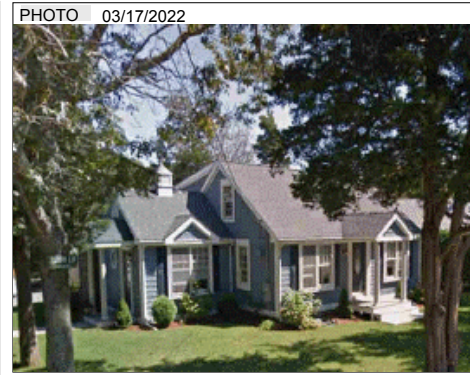
CURRENT OWNER				PARCEL ID				LOCATION			
LEDWITH BRIAN E & KERRY A LEDWITH 69 OXFORD DR FRANKLIN, MA 02038				38.3-142-0				6 NORTH SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEDWITH BRIAN E & CARLSON BARRY C ETUX				12/14/2021	QS	715,000	34748-156				
COPELAND GEORGE L				02/09/2007	O	299,900	21767-227				
					XX		04987-00082				

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	%	

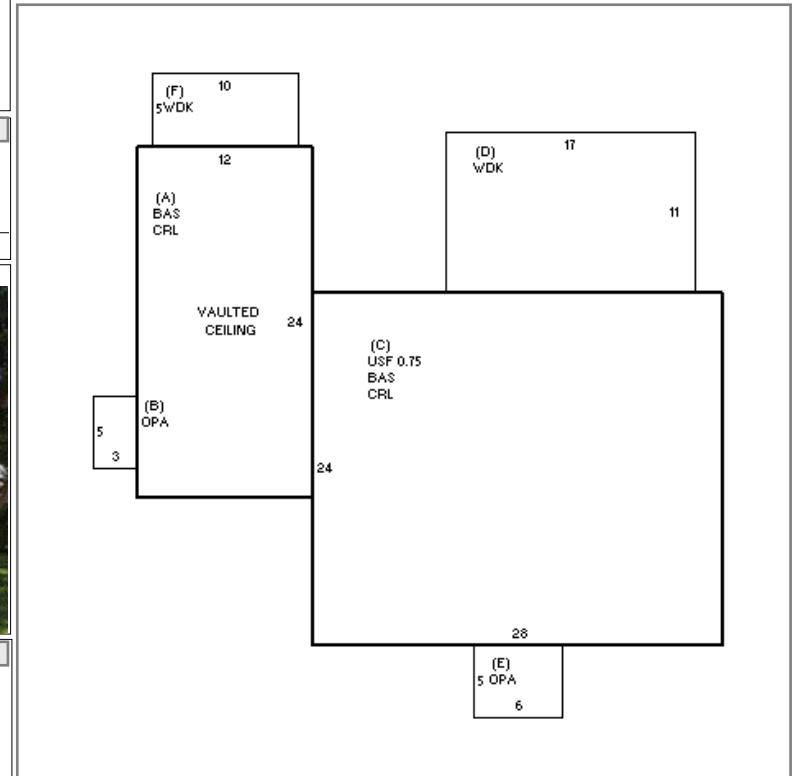
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	6,400	11	1.00	100	1.00	100	1.00	589,250	4.73	A	1.00	BA+	2.50									409,170

TOTAL	6,403 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	409,200	318,700			
Infl1	AVG		BUILDING	340,200	304,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>749,400</b>	<b>622,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/17/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/17/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,464	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$242	OVERALL	1.140	EXT COVER	15	VINYL SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	9	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,410
+	CRL	N	BSMT CRAWL	960		24.72	23,735	CONDITION ELEM	CD
+	BAS	L	BASE AREA	960	1953	240.93	231,293	EXTERIOR	G
+	OPA	N	OPEN PORCH	45		99.00	4,455	INTERIOR	V
C	USF	L	UPPER STORY FIN	504	2012	133.69	67,378	KITCHEN	V
+	WDK	N	WOOD DECK	237		31.47	7,457	BATHS	V
F11	O		FPL 1S 1OP	1		9,741.50	9,742	HEAT	A
FIX	O		XTRA FIXTURES	4		2,587.25	10,349	ELECT	A
								EFF.YR/AGE	2015 / 7
								COND	4 4 %
								FUNC	0
								ECON	0
								DEPR	4 % GD 96
								RCNLD	\$340,200