

Key: 8259

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.418

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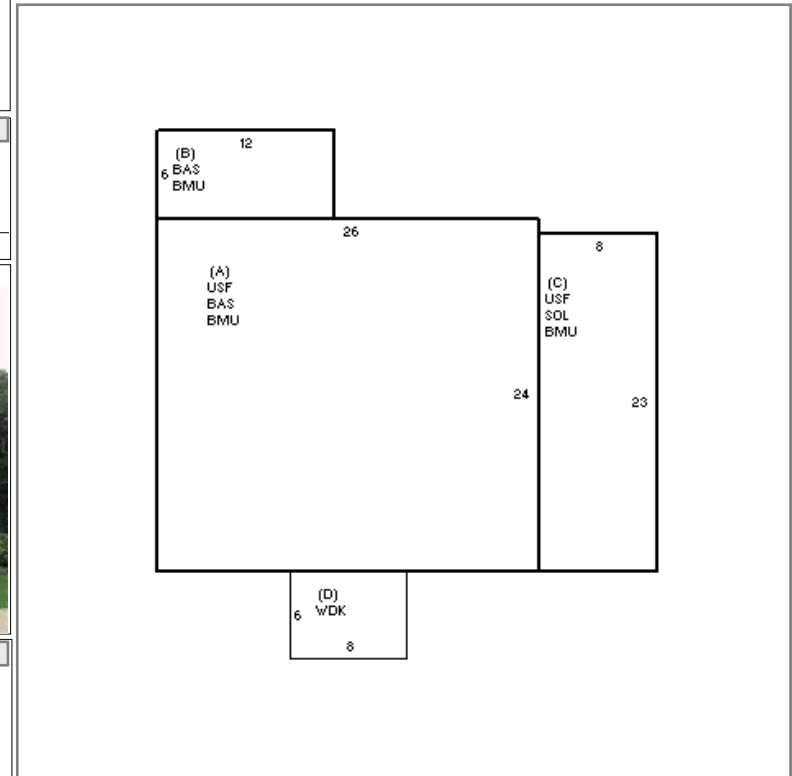
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CURRENT OWNER				PARCEL ID				LOCATION				
GANDBHIR SWAPNIL S & CHARUTA PEDNEKAR 23 LEONARD RD FRAMINGHAM, MA 01701				38.3-289-0				6 WEETAMOE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GANDBHIR SWAPNIL S & HARRINGTON BRIAN ETUX				11/30/2021	QS	725,000	34703-297					
				04/02/2013	QS	350,000	27257-212					
WILDE BRYAN D &				09/11/2001	F	14222-172	1					
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	589,250	4.73	A	1.00	BA+	2.50	409,170

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	%
15105	03/09/2015	3	ALT/RENO	1,000	02/18/2022	RP	100	100
13199	04/03/2013	3	ALT/RENO	3,000	08/02/2013	TL	100	100
10147	04/09/2010	6	FENCE	800	08/02/2013	TL	100	100
10005	01/08/2010	3	ALT/RENO	1,050	08/02/2013	TL	100	100

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TOTAL	6,403 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE peek ocean views				LAND	409,200	318,700
Infl1	AVG					BUILDING	331,200	293,100
N_Index	AVG					DETACHED	2,100	2,000
						OTHER	0	0
						TOTAL	742,500	613,800



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	10 0.90	10 X 12		120	19.71	2,100
								02/18/2022



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BUILDING	CD	ADJ	DESC	MEASURE	2/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	2/10/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1927	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,960	
NET AREA	1,504	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	880		40.99	36,072	CONDITION ELEM	CD	
\$NLA(RCN)	\$225	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	696	1927	231.88	161,387	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	808	1927	121.01	97,778	INTERIOR	V	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	184		107.74	19,824	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	48		71.26	3,421	BATHS	V	
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,902.50	9,903	HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,393.83	9,575	ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																EFF.YR/AGE	2017 / 5	
																COND	2 2 %	
																FUNC	0	
																ECON	0	
																DEPR	2 % GD	98
																RCNLD	\$331,200	