

Key: 6701

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.869

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
DIFRANCO PETER A & BARBARA L DIFRANCO 25 SHAKER DR BOURNE, MA 02532				31.0-55-0				25 SHAKER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DIFRANCO PETER A & ANDERSON MAY J				07/28/2020	QS	475,000	33111-291				
				01/07/2013	F	100	27017-47				
				07/25/2012	F		26528-269/70				

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	%
EXB-21-210	03/24/2021	15	INSULATE/WEA	5,338				
		3	ALT/RENO		11/03/2020	TL	100	100
17850	10/17/2017	3	ALT/RENO	11,750			100	100

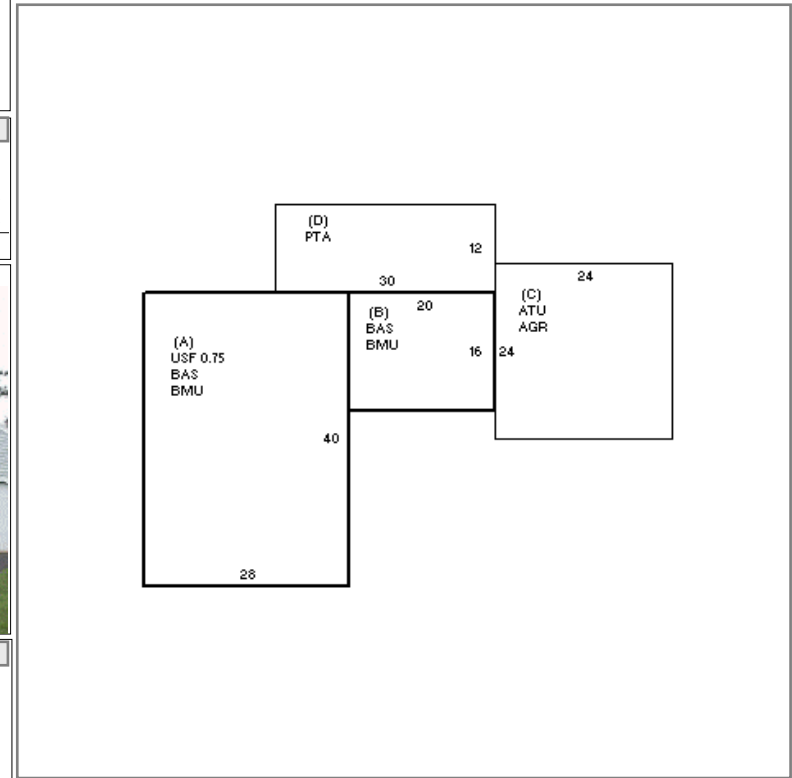
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,514	9	1.00	100	1.00	100	1.00	259,270	2.01	A	1.00	R06	1.10			197,490

TOTAL	16,509 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	197,500	174,800			
Infl1	AVG		BUILDING	444,200	393,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>641,700</b>	<b>567,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/12/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/3/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,440		37.42	53,885
\$NLA(RCN)	\$250	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,440	1987	214.88	309,434
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1987	126.09	105,919
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	576		72.39	41,699
				FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	576		49.51	28,516
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	360		15.93	5,734
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		9,391.70	9,392	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	6		2,494.53	14,967	
				USE	0		1.00								

TOTAL RCN	569,545	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$444,200