

Key: 6715

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.883

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-----------------------------------------------------------|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| DROLETTE THOMAS J PO BOX 3 MONUMENT BEACH, MA 02553 | | | | 31.0-69-0 | | | | 26 SHAKER DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DROLETTE THOMAS J | | | | 10/22/2018 | F | 1 | 31608-173 | | | | |
| DROLETTE THOMAS & JOSEPH | | | | 10/15/2018 | F | 1 | 31596-129 | | | | |
| SWEENEY ANDREA L TRS OF | | | | 05/07/2009 | F | 1 | 23679-110 | | | | |

| 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-23-798 890690 | 11/22/2023 | 3 | ALT/RENO | 9,000 | | | 0 | 0 |
| | 11/14/1989 | 1 | NEW CONSTRUC | 95,000 | 11/15/1991 | HS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 19,166 9 | 1.00 | 100 | 1.00 | 259,270 | 1.77 | A | 1.00 | R06 | 1.10 | 202,060 |

| TOTAL | 19,166 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MO BCH | NOTE | | | LAND | 202,100 | 178,800 | |
| Infl1 | AVG | | BUILDING | 389,300 | 344,500 | | | |
| N_Index | AVG | | DETACHED | 9,400 | 7,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 600,800 | 530,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| IPG | A | 1.00 | 50 0.50 | | 512 | 29.72 | 7,600 |
| PDK | A | 1.00 | 50 0.50 | | 288 | 12.20 | 1,800 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/19/2008 | JH |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/26/2008 | RJM |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 9/1/2008 | ER |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1989 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,468 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,176 | | 40.02 | 47,062 |
| \$NLA(RCN) | \$200 | OVERALL | 1.040 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | USF | L | UPPER STORY FIN | 1,176 | 1989 | 114.10 | 134,182 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OVH | L | OVERHANG | 84 | 1989 | 198.75 | 16,695 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | OPA | N | OPEN PORCH | 32 | | 89.41 | 2,861 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | D | WDK | N | WOOD DECK | 445 | | 23.44 | 10,431 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,208 | 1989 | 206.30 | 249,213 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | BMG | O | BSMT GARAGE | 2 | | 7,822.70 | 15,645 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,667.50 | 9,668 |
| | | | | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,337.23 | 7,012 |

| TOTAL RCN | 492,770 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1998 / 24 | |
| COND | 21 | 21 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 21 | % GD 79 |
| RCNLD | \$389,300 | |

