

Key: 6733

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.898

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |   |          |      | PARCEL ID  |         |            |              | LOCATION     |      |     |            |           |
|---|---|----------|------|------------|---------|------------|--------------|--------------|------|-----|------------|-----------|
| MACLEAN DONALD B<br>15 SHAKER DR<br>BOURNE, MA 02532-4245 |   |          |      | 31.0-91-0  |         |            |              | 15 SHAKER DR |      |     |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |              |      |     |            |           |
| MACLEAN DONALD B  |   |          |      | 06/29/2005 | QS      | 525,000    | 19990-313    |              |      |     |            |           |
| HARLEY BENJAMIN F & MARIA                                 |   |          |      | 08/23/2004 | QS      | 505,000    | 18958-159    |              |      |     |            |           |
| SIPE RODERICK D ETUX                                      |   |          |      | 06/26/2003 | QS      | 440,000    | 17154-6      |              |      |     |            |           |
| CD  | T | AC/SF/UN | Nbhd | Inf1       | N Index | ADJ BASE   | SAF          | Topo         | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 15,312 9 | 1.00 | 100        | 1.00    | 259,270    | 2.14         | A            | 1.00 | R06 | 1.10       | 195,420   |

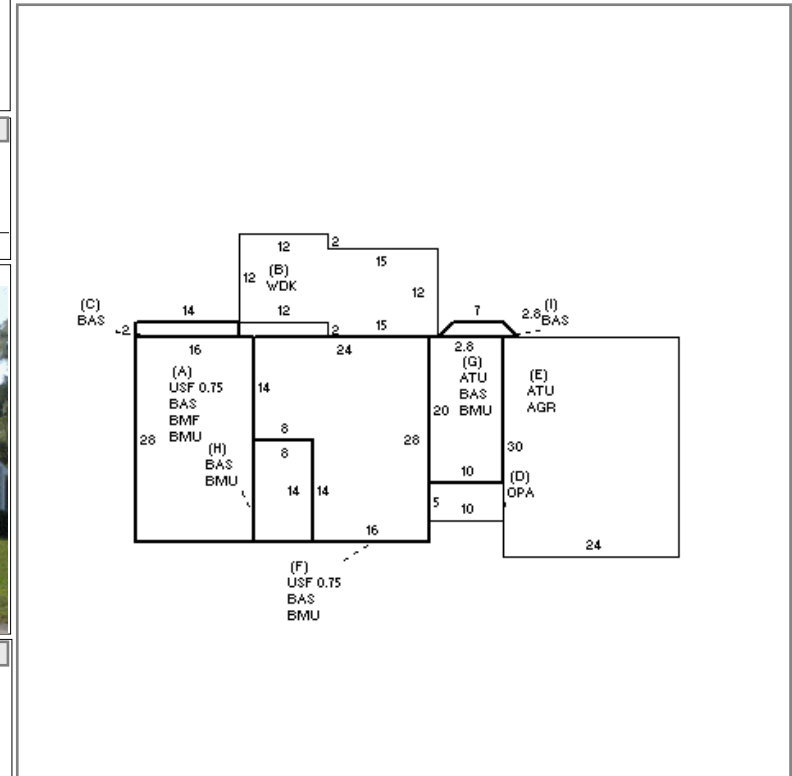
| CLASS      | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN | CARD   |     |
|------------|------------|---------------|--------------|---------|------------|----|--------|-----|
| 1010       | 100        | SINGLE FAMILY |              |         |            | 1  | 1 of 1 |     |
| PMT NO     | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY | 1st    | %   |
| EXB-23-495 | 08/07/2023 | 15            | INSULATE/WEA | 2,000   |            |    | 100    | 100 |
| 960192     | 05/07/1996 | 1             | NEW CONSTRUC | 125,000 | 09/25/1997 | JC | 100    | 100 |

| TOTAL   | 15,333 SF | ZONING | 1        | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd    | MO BCH    | NOTE   |          |         |         | LAND         | 195,400        | 173,000        |
| Inf1    | AVG       |        | BUILDING | 472,700 | 423,500 |              |                |                |
| N_Index | AVG       |        | DETACHED | 1,400   | 1,900   |              |                |                |
|         |           |        | OTHER    | 0       | 0       |              |                |                |
|         |           |        |          |         |         | <b>TOTAL</b> | <b>669,500</b> | <b>598,400</b> |

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| HTB | A    | 1.00 50 0.50 |          |    | 1     | 2,826.30  | 1,400 |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/19/2008 | JH |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/19/2008 | JH |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 9/1/2008  | ER |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1996  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 590,923   |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|----------------|-----------|
| NET AREA   | 2,122 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | +   | BMU | N             | BSMT UNFINISHED | 1,320 |           | 36.75     | 48,504  | CONDITION ELEM | CD        |
| \$NLA(RCN) | \$278 | OVERALL    | 1.090 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A   | BMF | N             | BSMT FINISH     | 448   |           | 50.40     | 22,578  | EXTERIOR       | A         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | USF | L             | UPPER STORY FIN | 756   | 1996      | 125.07    | 94,551  | INTERIOR       | A         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B   | WDK | N             | WOOD DECK       | 324   |           | 24.57     | 7,961   | KITCHEN        | A         |
|            |       |            |       | FLOOR COVER     | 13 | HARDWOOD-W/W   | 1.00 | +   | BAS | L             | BASE AREA       | 1,254 | 1996      | 216.22    | 271,141 | BATHS          | A         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D   | OPA | N             | OPEN PORCH      | 50    |           | 93.72     | 4,686   | HEAT           | A         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | E   | AGR | N             | ATT GARAGE      | 720   |           | 66.87     | 48,145  | ELECT          | A         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | E   | ATU | N             | ATTIC UNF       | 720   |           | 48.04     | 34,590  |                |           |
|            |       |            |       | USE             | 0  |                | 1.00 | G   | ATU | N             | ATTIC UNF       | 200   |           | 48.61     | 9,723   |                |           |
|            |       |            |       |                 |    |                |      | H   | BAS | L             | BASE AREA       | 112   | 1996      | 216.22    | 24,217  | EFF.YR/AGE     | 1999 / 23 |
|            |       |            |       |                 |    |                |      | F21 | O   | FPL 2S 1OP    | 1               |       | 10,132.30 | 10,132    | COND    | 20 20 %        |           |
|            |       |            |       |                 |    |                |      | FIX | O   | XTRA FIXTURES | 6               |       | 2,449.58  | 14,698    | FUNC    | 0              |           |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           | ECON    | 0              |           |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           | DEPR    | 20 % GD 80     |           |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           | RCNLD   | \$472,700      |           |