Key: 9718

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,953

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULHANE KATHY K 4 VESPER DRIVE POCASSET, MA 02559	44.1-5-0	4 VESPER DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULHANE KATHY K	01/31/2020	N		(79467)
CULHANE JAMES W	09/20/1979	QS	11,250	(79467)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

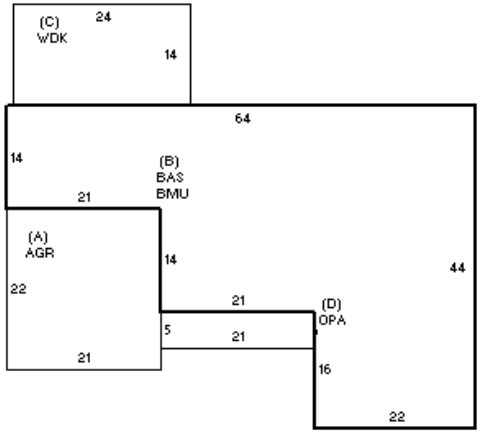
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-25	01/11/2022	15	INSULATE/WEA	5,102			100	100
17591	07/31/2017	3	ALT/RENO	20,995			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,093	11 1.00	100 1.00	100 1.00	271,055	1.70	A 1.00	R08 1.15			212,930

TOTAL	20,081 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	212,900	180,300
BUILDING	360,200	322,900
DETACHED	0	0
OTHER	0	0
TOTAL	**573,100**	**503,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/05/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/5/2008	SAL
LIST	9/5/2008	EST
REVIEW	9/6/2008	SAL

YEAR BLT	1988	SIZE ADJ	1.010
NET AREA	1,850	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	462		64.89	29,979
B	BMU	N	BSMT UNFINISHED	1,850		31.13	57,593
B	BAS	L	BASE AREA	1,850	1988	185.95	344,013
C	WDK	N	WOOD DECK	336		22.43	7,535
D	OPA	N	OPEN PORCH	105		72.03	7,563
	F11	O	FPL 1S 1OP	1		8,418.10	8,418
	FIX	O	XTRA FIXTURES	3		2,235.93	6,708

TOTAL RCN	461,809

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			$360,200