

Key: 9721

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.956

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NILES RICHARD F ETUX C/O NILES RICHARD F & CLAIRE L 10 VESPER DR POCASSET, MA 02559				44.1-8-0				10 VESPER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NILES RICHARD F & CLAIRE				11/03/2023	F	1 (234369)					
NILES RICHARD F ETUX				09/11/2008	QS	425,000 (186879)					
CULHANE CORNELIUS V & TER				03/10/2003	F	100 (168469)					

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000	11	1.00	100	1.00	100	1.00	R08	1.15		230,810

TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	230,800	195,400			
Infl1	AVG		BUILDING	395,100	349,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	625,900	545,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 09/05/2008

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/31/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/31/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,972	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	624		60.42	37,701
B	BMU	N	BSMT UNFINISHED	1,972		30.82	60,771
B	BAS	L	BASE AREA	1,972	1972	184.07	362,995
+	OPA	N	OPEN PORCH	308		61.16	18,838
F	F12	O	FPL 1S 2OP	1		8,750.80	8,751
FIX	O	O	XTRA FIXTURES	5		2,213.28	11,066

TOTAL RCN	500,123
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$395,100

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 %
	09/05/2008	12	CYCLICAL		09/05/2008	SAL	100 100

