

Key: 9728

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.963

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES MARGARET 16 VESPER DRIVE POCASSET, MA 02559				44.1-15-0				16 VESPER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HAYES MARGARET				12/13/2019	A	365,700		(221381)			
HAYES NEAL B &				11/27/1970	QS	8,200		(50042)			

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	%	
19265	04/10/2019	15	INSULATE/WEA	5,634			100	100	

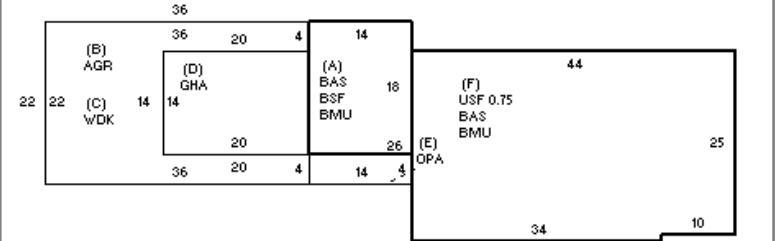
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	32,651	11	1.00	100	1.00	100	1.00	271,055	1.16	A	1.00	R08	1.15			235,580

TOTAL	32,670 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	235,600	199,400			
Infl1	AVG		BUILDING	397,700	356,700			
N_Index	AVG		DETACHED	10,300	9,800			
			OTHER	0	0			
			TOTAL	643,600	565,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	A 0.75		800	17.18	10,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2006	TL
MODEL	1		RESIDENTIAL	LIST	2/1/2006	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	10/31/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

GENERAL

YEAR BLT	1971	SIZE ADJ	1.005
NET AREA	2,237	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	22	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,386		33.07	45,834
A	BSF	N	BSMT SEMI-FIN	252		25.38	6,396
+	BAS	L	BASE AREA	1,386	1971	194.59	269,701
B	AGR	N	ATT GARAGE	792		60.18	47,660
C	WDK	N	WOOD DECK	512		22.11	11,320
D	GHA	N	ATT GREENHOUSE	280		32.89	9,209
E	OPA	N	OPEN PORCH	56		79.34	4,443
F	USF	L	UPPER STORY FIN	851	1971	111.43	94,830
	BMF	N	BSMT FINISH	252		60.48	15,242
	F11	O	FPL 1S 1OP	1		8,299.80	8,300
	F21	O	FPL 2S 1OP	1		9,118.60	9,119
	FIX	O	XTRA FIXTURES	7		2,204.43	15,431

TOTAL RCN	537,485
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$397,700