Key: 9730

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,965

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARKS ROBERT F & WHITNEY A PARKS 42 CLEVELAND RD WALTHAM, MA 02453	44.1-17-0	11 VESPER DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PARKS ROBERT F &	07/17/2020	QS	425,000	(223062)
BERTRAND STEPHEN L &	01/07/1977	QS	45,600	(69542)

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	%
B-21-289	08/10/2021	9	DECK	25,000	05/13/2022	TL	100	100
18168	03/05/2018	15	INSULATE/WEA	1,697			100	100
17640	08/14/2017	3	ALT/RENO	1,450			100	100
17273	04/20/2017	3	ALT/RENO	8,450			100	100
17229	04/05/2017	3	ALT/RENO	2,245			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,453	11 1.00	100 1.00	100 1.00	271,055	1.61	A 1.00	R08 1.15			215,380

TOTAL	21,432 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

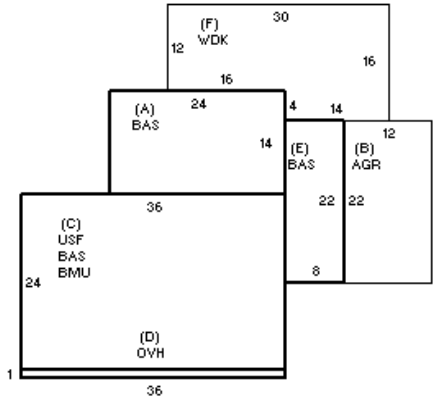
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	215,400	182,300
BUILDING	452,500	400,400
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**669,400**	**584,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 10		100	16.90	1,500

PHOTO 05/13/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/31/2021	RP
LIST	5/13/2022	EST
REVIEW	5/13/2022	TL

YEAR BLT	1969	SIZE ADJ	1.005
NET AREA	2,276	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,376	1969	212.25	292,061
B	AGR	N	ATT GARAGE	264		78.81	20,805
C	BMU	N	BSMT UNFINISHED	864		41.17	35,574
C	USF	L	UPPER STORY FIN	864	1969	121.55	105,019
D	OVH	L	OVERHANG	36	1969	204.49	7,362
F	WDK	N	WOOD DECK	416		24.12	10,033
	BMF	N	BSMT FINISH	288		65.98	19,001
	F21	O	FPL 2S 1OP	1		9,946.40	9,946
	FIX	O	XTRA FIXTURES	6		2,404.65	14,428

TOTAL RCN 514,229

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $452,500