Key: 9733

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,968

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOHLER PAUL B ETUX NANCY E WOHLER 5 VESPER DR POCASSET, MA 02559	44.1-20-0	5 VESPER DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOHLER PAUL B ETUX	05/29/2013	QS	405,000	(200454)
TELLER DAVID F ET UX	08/25/2009	O	292,500	(189376)
GRIFFIN WILLIAM E	11/17/2006	F	100	(181608)

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-23-145	03/16/2023	14	SOLAR	52,000			100	100
EXB-20-458	11/17/2020	3	ALT/RENO	12,000	04/20/2021		100	100
10466	08/10/2010	15	INSULATE/WEA	3,311	09/08/2010		100	100
09420	09/08/2009	3	ALT/RENO	600	01/07/2010	TL	100	100
	09/05/2008	12	CYCLICAL		09/05/2008	SAL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,970	11 1.00	100 1.00	100 1.00	271,055	1.64	A 1.00	R08 1.15			214,510

TOTAL	20,952 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

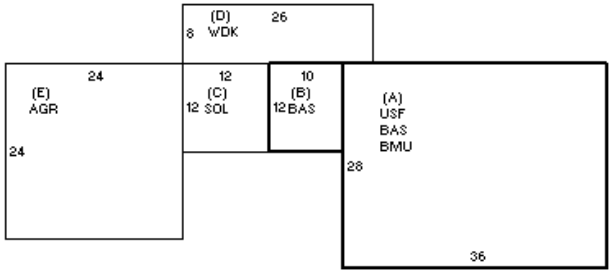
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	214,500	181,600
BUILDING	444,600	393,400
DETACHED	0	0
OTHER	0	0
TOTAL	**659,100**	**575,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/07/2010



BLDG COMMENTS

BUILDING

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

MEASURE	3/28/2013	DB
LIST	3/28/2013	EST
REVIEW	3/28/2013	DB

YEAR BLT	1980	SIZE ADJ	1.005
NET AREA	2,136	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	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	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	3	GAMBREL	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		39.21	39,527
A	USF	L	UPPER STORY FIN	1,008	1980	111.80	112,697
+	BAS	L	BASE AREA	1,128	1980	206.43	232,854
C	SOL	N	SOLARIUM	144		110.44	15,903
D	WDK	N	WOOD DECK	208		27.85	5,793
E	AGR	N	ATT GARAGE	576		66.46	38,283
	BMF	N	BSMT FINISH	432		47.12	20,354
	F21	O	FPL 2S 1OP	1		9,472.80	9,473
	FIX	O	XTRA FIXTURES	5		2,290.06	11,450
	JAC	O	JACUZZI	1		13,205.30	13,205

TOTAL RCN	499,539

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

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$444,600