

Key: 9978

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.209

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRAINE THOMAS 19 VESPER DR POCASSET, MA 02559				44.3-6-0				19 VESPER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FRAINE THOMAS				03/27/2020	QS	349,000 (222205)					
NORMAN ELSA L TRS				06/02/2016	F	100 (209731)					
BORUTA ANGIOLA E				06/02/2016	F	1 (143539)					

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	%
970251	05/22/1997	1	NEW CONSTRUCT	83,100	01/05/1998	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,430	11	1.00	100	1.00	100	1.00	271,055	1.50	A	1.00	R08	1.15			218,950

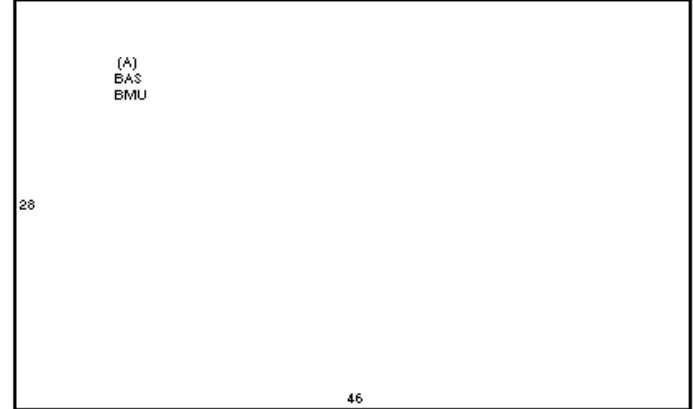
TOTAL	23,435 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	219,000	185,400			
Infl1	AVG		BUILDING	255,100	228,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	474,100	414,000			

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DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2017	DB
MODEL	1		RESIDENTIAL	LIST	7/14/2017	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/14/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1997	SIZE ADJ	1.015
NET AREA	1,288	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.040
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	0	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	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,288		33.72	43,435
A	BAS	L	BASE AREA	1,288	1997	198.43	255,583
B	WDK	N	WOOD DECK	120		41.71	5,006
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744
	MST	O	MAS/METAL STACK	1		4,212.90	4,213

TOTAL RCN	314,981
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$255,100