Key: 9979

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,210

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOULAY JANE **PO BOX 92** **POCASSET, MA 02559**	**44.3-7-0**	**17 VESPER DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOULAY JANE	12/01/2015	F	10	(208120)
RONAYNE ROBERT R & JANE F	12/01/2015	F	1	(172644)
RONAYNE MARY E TR OF MARY	04/13/2004	F		(172644)

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-22-482	08/02/2022	3	ALT/RENO	40,262			100	100
19766	08/20/2019	4	DETACH.STRUC	2,000			100	100
151190	12/23/2015	15	INSULATE/WEA	6,900			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,080	11 1.00	100 1.00	100 1.00	271,055	1.52	A 1.00	R08 1.15			218,310

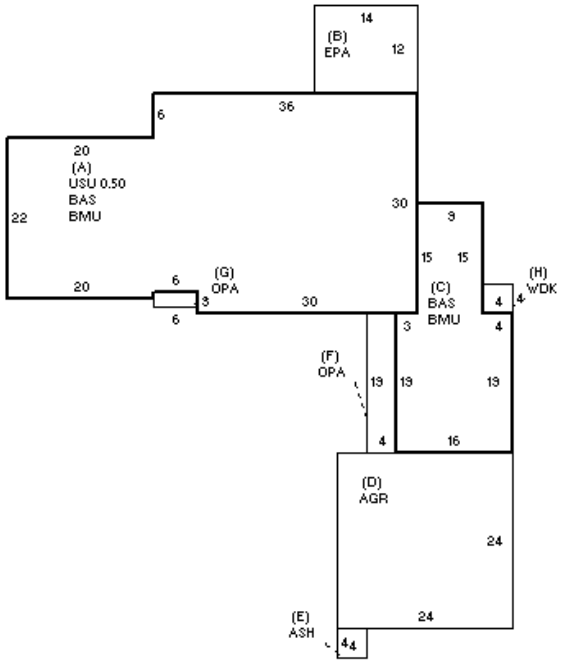
TOTAL	23,087 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	218,300	184,800
BUILDING	445,300	391,800
DETACHED	500	2,600
OTHER	0	0
TOTAL	**664,100**	**579,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8			0.00	
WDK	A 1.00	10 0.90	4X8		32	18.30	500

PHOTO 08/29/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/29/2023	SL
LIST	8/29/2023	SL
REVIEW	8/29/2023	SL

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,941	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,941		33.65	65,310
+	BAS	L	BASE AREA	1,941	1981	200.98	390,102
A	USU	N	UPPER STORY UNF	751		52.52	39,443
B	EPA	N	ENCLOSED PORCH	168		83.73	14,067
D	AGR	N	ATT GARAGE	576		70.13	40,397
E	ASH	N	ATT SHED	16		28.23	452
+	OPA	N	OPEN PORCH	88		81.55	7,176
H	WDK	N	WOOD DECK	16		80.14	1,282
	F22	O	FPL 2S 2OP	1		10,463.40	10,463
	FIX	O	XTRA FIXTURES	4		2,416.43	9,666

TOTAL RCN	578,358
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$445,300