Key: 9983

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,214

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCHAFFNER THOMAS H SCHAFFNER JEAN ANN 26 VESPER DR POCASSET, MA 02559	44.3-11-0	26 VESPER DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCHAFFNER THOMAS H	06/30/2017	QS	505,000	(213394)
VANNOY LUCIA D TR	06/10/2014	QS	432,000	(203604)
LUCKE ROBERT ETUX	04/27/2012	QS	420,000	(196950)

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	%
R13-00025	03/27/2013	15	INSULATE/WEA		07/02/2013		100	100
08489	09/17/2008	10	WOODSTOVE	20,000	11/17/2008		100	100
950401	08/15/1995	9	DECK	3,000	07/15/1996	JC	100	100

LAND

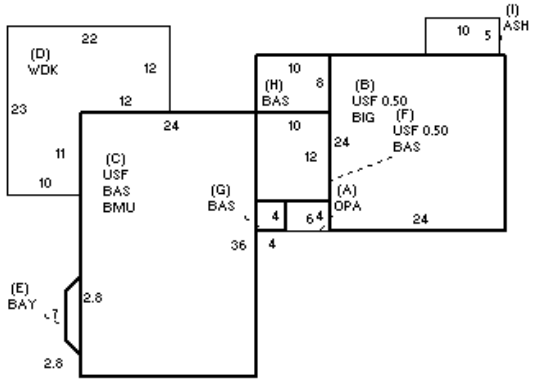
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,529	11 1.00	100 1.00	100 1.00	271,055	1.36	A 1.00	R08 1.15			224,540

TOTAL	26,528 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	224,500	190,100
BUILDING	439,800	389,200
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**666,100**	**581,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12	2008	120	16.42	1,800

PHOTO 01/31/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/31/2018	TL
LIST	1/31/2018	TL
REVIEW	1/31/2018	TL

YEAR BLT	1980	SIZE ADJ	1.005
NET AREA	2,310	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	24		114.58	2,750
B	BIG	N	BUILT-IN GARAGE	576		94.48	54,419
+	USF	L	UPPER STORY FIN	1,212	1980	125.28	151,840
C	BMU	N	BSMT UNFINISHED	864		43.94	37,965
D	WDK	N	WOOD DECK	374		25.74	9,627
E	BAY	L	BAYWINDOW	18	1980	218.24	3,928
+	BAS	L	BASE AREA	1,080	1980	231.32	249,823
I	ASH	N	ATT SHED	50		29.96	1,498
	F21	O	FPL 2S 1OP	1		10,614.80	10,615
	FIX	O	XTRA FIXTURES	8		2,566.19	20,530

TOTAL RCN	542,994

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$439,800