

Key: 2851

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.888

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCENTEE JR PETER T & KAYLA 36 MIRASOL DRIVE BOURNE, MA 02532				15.0-61-0				36 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCENTEE JR PETER T & KAYL				11/21/2019	F	10	32484-87				
MCENTEE PETER T JR				06/30/2016	W	218,217	29769-100				
CAPUTO COLEEN A				06/27/2012	W	209,000	26449-253				

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	%
18337	04/26/2018	15	INSULATE/WEA	1,480			100	100
09204	05/27/2009	4	DETACH.STRUC		08/26/2009		100	100
06404	07/05/2006	1	NEW CONSTRUC	123,000	01/23/2007	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,302	4	1.00	100	1.00	100	1.00	259,270	1.84	A	1.00	R07	1.10			200,580

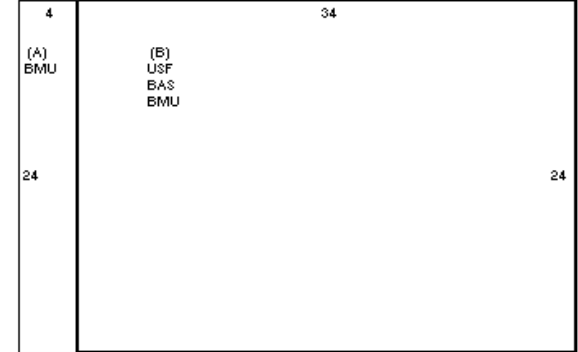
TOTAL	18,302 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	140,420	135,590			
Infl1	AVG		BUILDING	188,930	169,120			
N_Index	AVG		DETACHED	1,050	980			
			OTHER	0	0			
			TOTAL	330,400	305,690			

* -- Value totals adjusted by value credit.

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



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/28/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2006	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
\$NLA(RCN)	\$188	OVERALL	1.000

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	35	WW-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	912		36.83	33,589
B	BAS	L	BASE AREA	816	2006	200.29	163,434
B	USF	L	UPPER STORY FIN	816	2006	108.73	88,721
C	WDK	N	WOOD DECK	36		64.02	2,305
	BMG	O	BSMT GARAGE	2		7,199.30	14,399
	FIX	O	XTRA FIXTURES	2		2,150.80	4,302

TOTAL RCN	306,749
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$269,900