

Key: 2855

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.892

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REID BRIAN & MARINA TURNER 31 MIRASOL DR BOURNE, MA 02532				15.0-65-0				31 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REID BRIAN & SABINA MARK S ETUX				12/20/2018	QS	403,000	31739-187				
PILGRIM PINES LD LLC				10/26/2007	QS	385,300	22428-158				
				10/26/2007	B	15,459	22428-154				

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 %
19158	03/11/2019	3	ALT/RENO	24,000	08/01/2019		100 100
14816	09/29/2014	4	DETACH.STRUC	2,000	01/29/2015	DB	100 100
12516	08/02/2012	6	FENCE	11,000	10/30/2012		100 100
08474	09/02/2008	4	DETACH.STRUC	4,000	06/15/2009		100 100
06789	12/20/2006	1	NEW CONSTRUC	133,000	11/07/2007	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,170	4	1.00	100 1.00	259,270	1.70	A	1.00	R07	1.10	203,800

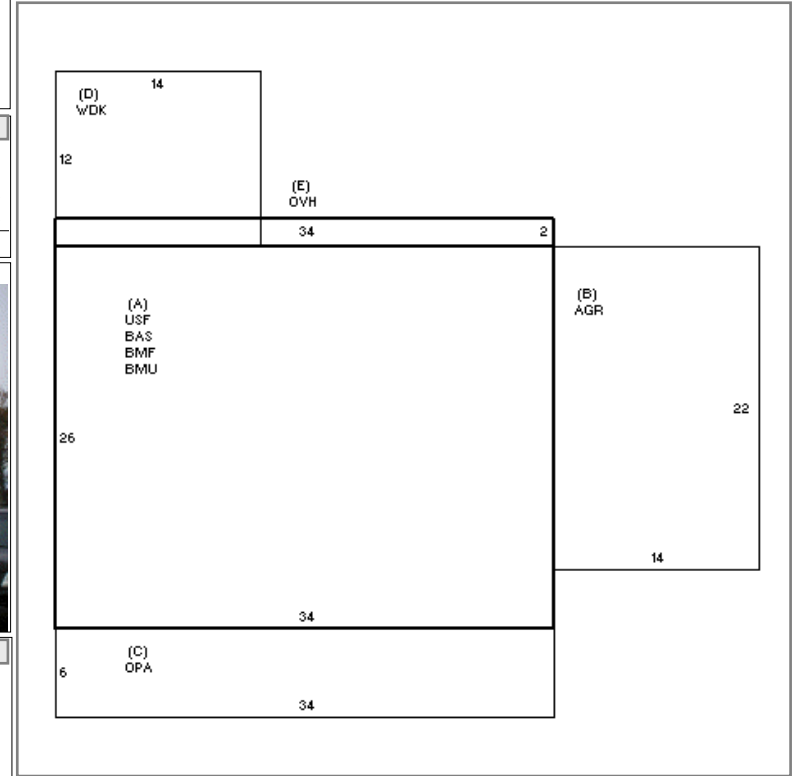
TOTAL	20,170 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	203,800	196,800			
Infl1	AVG		BUILDING	373,300	334,000			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	0	0			
			TOTAL	579,900	533,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12 X 16		192	15.95	2,800
SHF	A	1.00	10 0.90 8X8	2014		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2019	TL
MODEL	1		RESIDENTIAL	LIST	8/29/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/29/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2006	SIZE ADJ	1.010
NET AREA	1,836	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	884		38.67	34,185
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	884		36.81	32,539
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	884	2006	210.30	185,907
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	884	2006	114.16	100,920
FLOOR COVER	1	HARDWOOD	1.02	B	AGR	N	ATT GARAGE	308		74.02	22,798
INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	204		62.41	12,732
HEATING/COOLING	9	WARM-COOL AIR	1.03	D	WDK	N	WOOD DECK	168		37.09	6,232
FUEL SOURCE	2	GAS	1.00	E	OVH	L	OVERHANG	68	2006	192.06	13,060
USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,258.33	9,033	
				GFP	O	GAS FIREPLACE	1		6,787.20	6,787	

TOTAL RCN	424,194
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	\$373,300