

Key: 2856

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.893

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HALLAHAN RYAN P & SHAWNA M DAVIS 15 MIRASOL DR BUZZARDS BAY, MA 02532				15.0-66-0				15 MIRASOL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HALLAHAN RYAN P & PILGRIM PINES LD LLC				11/16/2005	N	147,216	20479-111					
HEBB BRIAN E TR OF				11/16/2005	B	15,459	20479-107					
				10/23/2001	G	561,533	14354-99+					

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	%
05534	08/10/2005	3	ALT/RENO		07/12/2022	SL	100	100
		1	NEW CONSTRUC	89,500	07/25/2006	TL	100	100


LAND

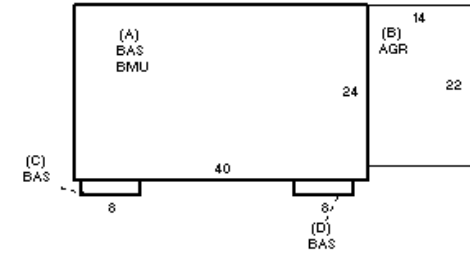
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	4	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00	R07	1.10	238,030
300	A	0.127	4	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	2,280

\* -- Value totals adjusted by value credit.

DETACHED

TOTAL	1.045 Acres		ZONING	1	FRNT	227	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE				LAND	124,960	120,640
Infl1	AVG			BUILDING	125,060	111,800			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	250,020	232,440	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/12/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	7/18/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,120
NET AREA	992	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		36.45	34,992	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	0.980	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	308		69.77	21,488		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	992	2005	198.23	196,639	EXTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00									INTERIOR	A
				FLOOR COVER	35	W/W-VINYL	1.00									KITCHEN	G
				INT. FINISH	2	DRYWALL	1.00									BATHS	G
				HEATING/COOLING	9	WARM-COOL AIR	1.03									HEAT	U
				FUEL SOURCE	2	GAS	1.00									ELECT	A
				USE	0		1.00										

EFF.YR/AGE	2014 / 8	
COND	5	5%
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD	\$240,500	