

Key: 2859

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.896

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NIVLING ERIC P 21 MIRASOL DR BOURNE, MA 02532				15.0-69-0				21 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NIVLING ERIC P				11/20/2013	W	217,000	27835-25				
TOWN OF BOURNE				10/22/2013	E	216,000	27772-145				
LEARY-JONES JANICE E				10/22/2013	F		27772-143+4				

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	%
12322		3	ALT/RENO		07/12/2022	SL	100	100
05494	05/16/2012	14	SOLAR	21,000			100	100
	07/26/2005	1	NEW CONSTRUC	89,500	11/20/2005	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	20,023	4	1.00	100	1.00	100	1.00	259,270	1.71	A	1.00	R07	1.10			203,540

DETACHED

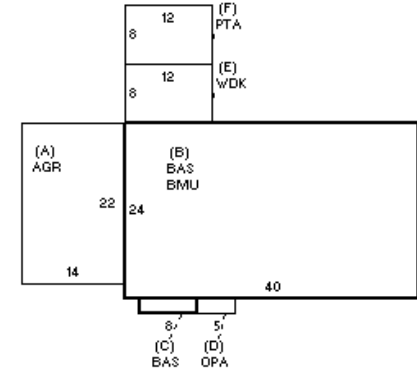
TOTAL	20,038 SF	ZONING	1	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE AFFORDABLE HSE=TOPO	LAND	160,760	155,230			
Infl1	AVG		BUILDING	174,510	156,180			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>335,270</b>	<b>311,410</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12			0.00	



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

\* -- Value totals adjusted by value credit.



BUILDING

YEAR BLT	2005	SIZE ADJ	1.020
NET AREA	976	DETAIL ADJ	1.000
\$NLA(RCN)	\$260	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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
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	1	HARDWOOD	1.02
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
A	AGR	N	ATT GARAGE	308		69.06	21,269
B	BMU	N	BSMT UNFINISHED	960		36.08	34,635
+	BAS	L	BASE AREA	976	2005	196.20	191,493
D	OPA	N	OPEN PORCH	10		94.09	941
E	WDK	N	WOOD DECK	96		43.53	4,179
F	PTA	N	PATIO	96		14.40	1,382

TOTAL RCN	253,900
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87

RCNLD	\$220,900
-------	-----------