

Key: 2861

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.898

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEANE THURMAN R ETUX LISA A DEANE 25 MIRASOL DR BOURNE, MA 02532				15.0-71-0				25 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEANE THURMAN R ETUX				10/20/2006	W	157,310	21451-241				
PILGRIM PINES LD LLC				10/20/2006	B	15,459	21451-237				
HEBB BRIAN E TR OF				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 %
14148		3	ALT/RENO		07/12/2022	SL	100 100
06405	03/18/2014	4	DETACH.STRUC	2,050	03/02/2015		100 100
	07/05/2006	1	NEW CONSTRUC		02/23/2007	TL	100 100

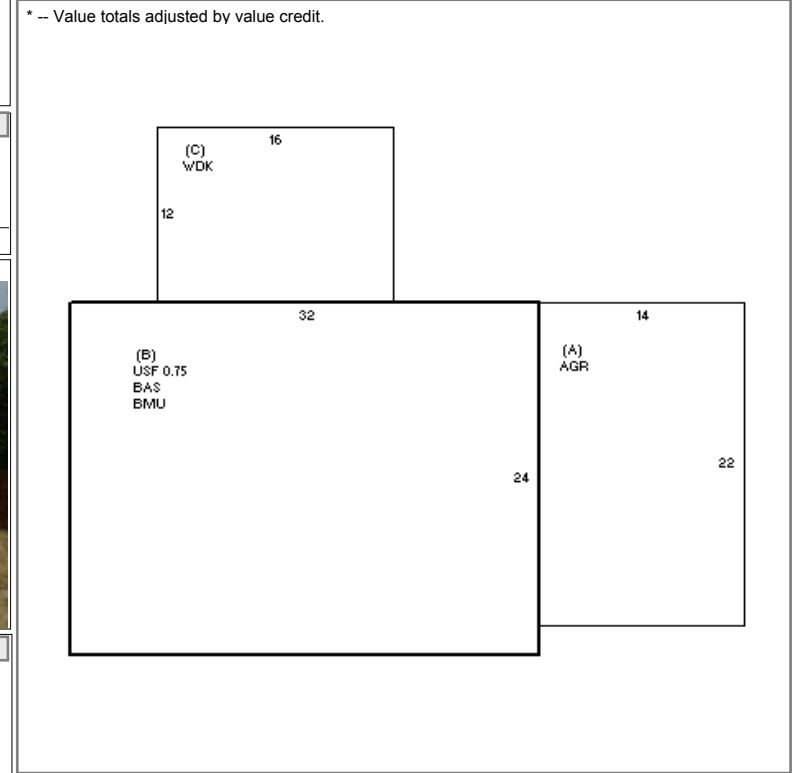
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,029	4	1.00	100 1.00	259,270	1.71	A	1.00	R07	1.10	203,560

TOTAL	20,029 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	AFFORDABLE HSE=TOPO			LAND	111,980	108,070
Infl1	AVG		BUILDING	152,240	136,230			
N_Index	AVG		DETACHED	2,530	2,360			
			OTHER	0	0			
						TOTAL	266,750	246,660

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X16	2014	192	15.95	2,800
APO	A	1.00	A 0.75 25' ROUND			0.00	
WDK	A	1.00	A 0.75 8X16		128	18.30	1,800



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/12/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2006	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$234	OVERALL	1.070	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	7		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,543
A	AGR	N	ATT GARAGE	308		75.80	23,347	CONDITION ELEM CD	
B	BMU	N	BSMT UNFINISHED	768		49.99	38,394	EXTERIOR	A
B	BAS	L	BASE AREA	768	2006	224.02	172,050	INTERIOR	A
B	USF	L	UPPER STORY FIN	576	2006	119.50	68,833	KITCHEN	A
C	WDK	N	WOOD DECK	192		37.99	7,294	BATHS	A
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626	BATHS	A
								HEAT	A
								ELECT	A

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$276,800	