Key: 2865

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,902

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALLON CHRISTINE A **35 MIRASOL DR** **BOURNE, MA 02532**	**15.0-75-0**	**35 MIRASOL DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALLON CHRISTINE A	05/28/2010	W	169,900	24585-330
PILGRIM PINES LD LLC	05/28/2010	B	15,459	24585-327
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	%
15441	06/05/2015	14	SOLAR	16,000			100	100
14522	07/02/2014	14	SOLAR	2,300	09/03/2014		100	100
11225	05/09/2011	9	DECK	1,400	10/27/2011	TL	100	100
07758	12/14/2007	1	NEW CONSTRUC	65,000	05/26/2010	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	20,780	4 1.00	100 1.00	100 1.00	259,270	1.66	A 1.00	R07 1.10			204,860

TOTAL	20,780 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE	AFFORDABLE HSE=TOPO		
Infl1	AVG				
N_Index	AVG				

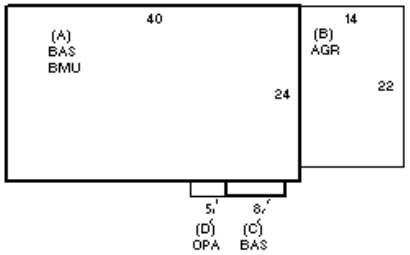
ASSESSED	CURRENT	PREVIOUS
LAND	129,090	124,610
BUILDING	142,440	127,450
DETACHED	880	880
OTHER	0	0
TOTAL	**272,410**	**252,940**

* -- Value totals adjusted by value credit.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	10 0.90		2018	400	4.00	1,400

PHOTO 10/28/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/23/2016	TL
LIST	12/23/2016	TL
REVIEW	12/23/2016	TL

YEAR BLT	2009	SIZE ADJ	1.020
NET AREA	976	DETAIL ADJ	1.000
$NLA(RCN)	$255	OVERALL	0.950

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	35	W/W-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
A	BMU	N	BSMT UNFINISHED	960		35.33	33,921
B	AGR	N	ATT GARAGE	308		67.63	20,831
+	BAS	L	BASE AREA	976	2009	192.16	187,545
D	OPA	N	OPEN PORCH	10		92.15	922
	PTA	N	PATIO	400		13.18	5,270

TOTAL RCN 248,488

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 2010 / 12

COND	9 9 %		
FUNC	0		
ECON	0		
DEPR	9	% GD	91

RCNLD $226,100