

Key: 2868

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.905

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAURO JANET 43 MIRASOL DRIVE BOURNE, MA 02532				15.0-78-0				43 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAURO JANET				08/16/2018	QS	400,000	31468-210				
CANNISTRARO SHERIDAN TR O				06/19/2008	QS	334,900	22989-251				
PILGRIM PINES LD LLC				06/19/2008	B	15,459	22989-246				

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	%
EXB-23-51	01/30/2023	6	FENCE	6,000			100	100
14931	11/03/2014	14	SOLAR	2,500	12/08/2014		100	100
09154	04/28/2009	9	DECK	600	02/24/2015		100	100
08003	01/03/2008	1	NEW CONSTRUC	113,500	01/11/2008	DB	100	100

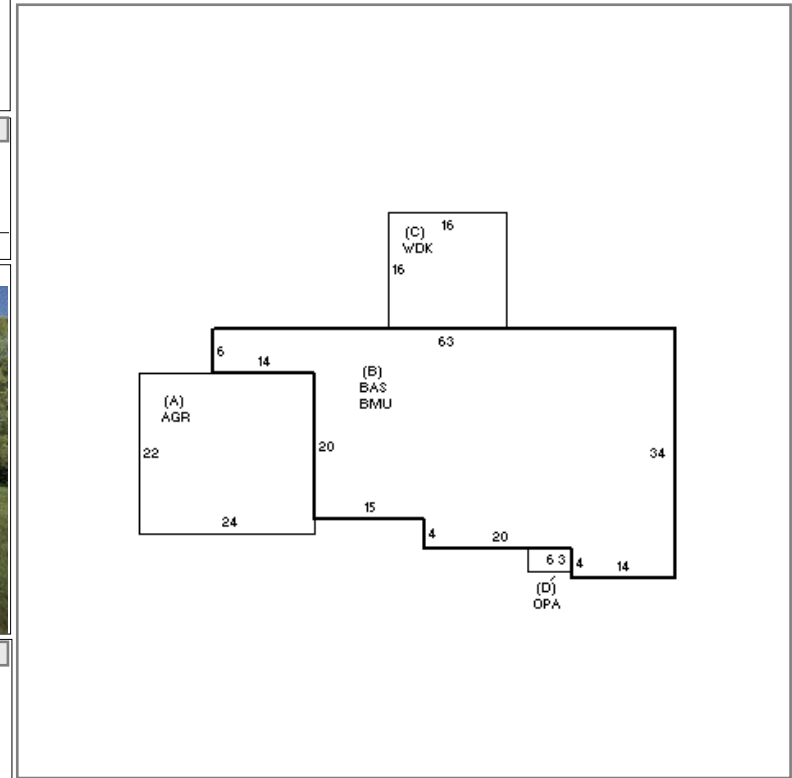
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	22,096	4	1.00	100	1.00	100	1.00	259,270	1.57	VB	1.00	R07	1.10				207,120

TOTAL	22,094 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	207,100	200,000
Infl1	AVG		BUILDING	332,100	297,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	539,200	497,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/11/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2008	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,550	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$243	OVERALL	0.980	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	35	W/W-VINYL	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	8	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,356
A	AGR	N	ATT GARAGE	528		61.17	32,300	CONDITION ELEM	CD
B	BMU	N	BSMT UNFINISHED	1,550		31.62	49,012	EXTERIOR	A
B	BAS	L	BASE AREA	1,550	2008	181.58	281,454	INTERIOR	A
C	WDK	N	WOOD DECK	256		25.63	6,562	KITCHEN	A
D	OPA	N	OPEN PORCH	18		94.08	1,694	BATHS	A
	GFP	O	GAS FIREPLACE	1		6,334.70	6,335	HEAT	A
								ELECT	O
EFF.YR/AGE								2007 / 15	
COND								12 12 %	
FUNC								0	
ECON								0	
DEPR								12 % GD 88	
RCNLD								\$332,100	