

Key: 2869

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.906

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA CLIFF M & SELINA G SILVA 45 MIRASOL DR BOURNE, MA 02532				15.0-79-0				45 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVA CLIFF M & WALKINSHAW SANDI M				07/30/2020	QS	450,000	33119-155				
LEWIS MARY KATHRYN &				06/06/2014	QS	366,000	28187-103				
				07/31/2008	QS	360,000	23077-221				

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	%
151196	12/23/2015	14	SOLAR	17,000	11/03/2016		100	100
15110	03/11/2015	15	INSULATE/WEA	1,385	04/14/2015		100	100
15047	01/29/2015	15	INSULATE/WEA	1,036	04/10/2015		100	100
14342	05/13/2014	4	DETACH.STRUC		08/13/2014		100	100
08445	08/20/2008	6	FENCE		08/25/2008		100	100


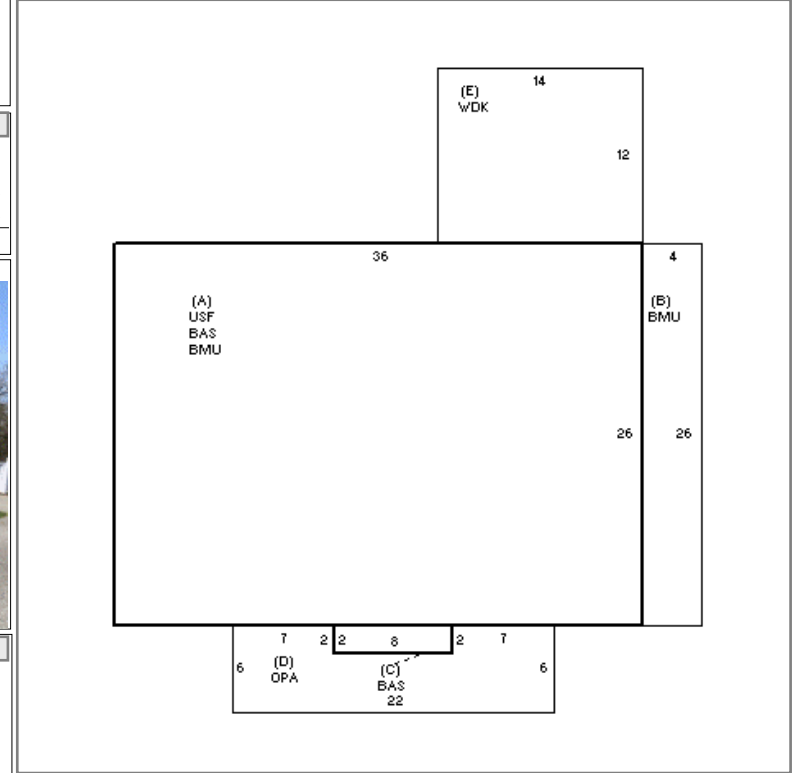
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,201	4	1.00	100	1.00	100	1.00	259,270	1.63	A	1.00	R07	1.10			205,590

TOTAL	21,201 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	205,600	198,500			
Infl1	AVG		BUILDING	376,300	336,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		<b>TOTAL</b>		<b>581,900</b>	<b>535,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/23/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2014	TL
MODEL	1		RESIDENTIAL	LIST	8/13/2014	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2007	SIZE ADJ	1.010
NET AREA	1,888	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,040		41.38	43,033
A	USF	L	UPPER STORY FIN	936	2007	122.15	114,337
+	BAS	L	BASE AREA	952	2007	225.02	214,222
D	OPA	N	OPEN PORCH	116		77.86	9,031
E	WDK	N	WOOD DECK	168		39.69	6,668
	BMG	O	BSMT GARAGE	2		8,088.40	16,177
	FIX	O	XTRA FIXTURES	5		2,416.54	12,083
	GFP	O	GAS FIREPLACE	1		7,262.30	7,262

TOTAL RCN	422,813
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$376,300