

Key: 2871

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.908

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSSI MATTHEW P 49 MIRASOL DRIVE BOURNE, MA 02532				15.0-81-0				49 MIRASOL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSSI MATTHEW P				09/09/2019	F	1	32282-275				
ROSSI MATTHEW P &				10/14/2016	QS	450,000	30004-118				
RUNYON ERIC S ETUX				06/12/2009	QS	373,050	23795-47				

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-22-832	12/12/2022	6	FENCE	3,000				
		3	ALT/RENO		08/11/2020	TL	100	100
18275	04/11/2018	3	ALT/RENO	26,000	07/16/2018	TL	100	100
17831	10/13/2017	15	INSULATE/WEA	2,772			100	100
161070	12/13/2016	14	SOLAR	9,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,930	4	1.00	100	1.00	100	1.00	259,270	1.71	A	1.00	R07	1.10			203,390

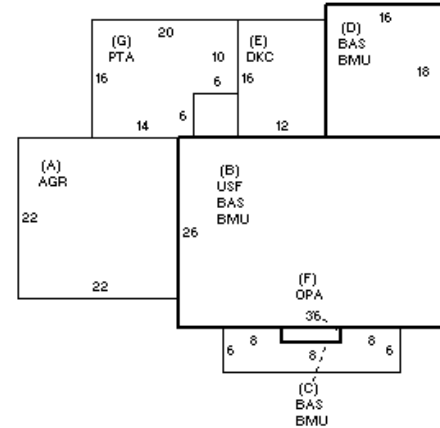
TOTAL	19,930 SF	ZONING	1	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	203,400	196,400			
Infl1	AVG		BUILDING	506,500	453,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			709,900		649,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/26/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/11/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2008	SIZE ADJ	1.005
NET AREA	2,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	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	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	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
A	AGR	N	ATT GARAGE	484		68.48	33,145
+	BMU	N	BSMT UNFINISHED	1,240		35.40	43,893
+	BAS	L	BASE AREA	1,240	2008	208.29	258,274
B	USF	L	UPPER STORY FIN	936	2008	119.28	111,644
E	DKC	N	DECK-COMPOSITE	192		69.57	13,357
F	OPA	N	OPEN PORCH	128		76.02	9,731
G	PTA	N	PATIO	284		15.07	4,279
BMF	N	BSMT FINISH	880		38.46	33,843	
FIX	O	XTRA FIXTURES	10		2,359.62	23,596	
GFP	O	GAS FIREPLACE	1		7,091.30	7,091	

TOTAL RCN	538,854
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$506,500
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