

Key: 2875

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.912

LEGAL

CURRENT OWNER								PARCEL ID				LOCATION			
OUTCHCUNIS NIKOLAS J ETUX SHANNON M OUTCHCUNIS 59 MIRASOL DR BOURNE, MA 02532								15.0-85-0				59 MIRASOL DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
OUTCHCUNIS NIKOLAS J ETUX								09/23/2016	F	10	29954-183				
OUTCHCUNIS NIKOLAS J								07/25/2011	W	194,900	25582-142				
PILGRIM PINES LD LLC								07/25/2011	B	15,459	25582-138				

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	%
16307	04/22/2016	2	ADDITIONS	87,700	09/30/2016	TL	100	100
10393	07/06/2010	1	NEW CONSTRU	93,500	08/02/2011	TL	100	100

LAND

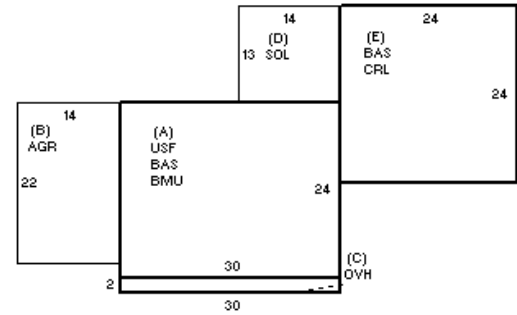
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,000	4	1.00	100	1.00	100	1.00	259,270	1.71	A	1.00	R07	1.10				203,510

* -- Value totals adjusted by value credit.

DETACHED

TOTAL	20,000 SF	ZONING	1	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 128' frontage on Heather Hill Rd	LAND		138,380	133,620		
Infl1	AVG		BUILDING		284,990	254,860		
N_Index	AVG		DETACHED		0	0		
				OTHER		0	0	
				TOTAL		423,370	388,480	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2016	TL
MODEL	1		RESIDENTIAL	LIST	9/30/2016	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/30/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2010	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,632
NET AREA	2,076	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	720		47.65	34,307		
\$NLA(RCN)	\$217	OVERALL	1.030	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	720	2010	194.59	140,104		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	2010	112.56	81,040		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	308		72.25	22,253		
				FLOOR COVER	31	WW-HARDWOOD	1.00	C	OVH	L	OVERHANG	60	2010	187.47	11,248		
				INT. FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	182		99.22	18,057		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	CRL	N	BSMT CRAWL	576		26.59	15,317		
				FUEL SOURCE	2	GAS	1.00	E	BAS	L	BASE AREA	576	2016	194.59	112,084		
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,204.46	11,022		
									KIT	O	EXTRA KITCHEN	1		5,199.60	5,200		

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

EFF.YR/AGE	2012 / 10
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$419,100