

Key: 2879

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.916

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PIERCE TYLER Y 48 MIRASOL DR BOURNE, MA 02532				15.0-89-0				48 MIRASOL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PIERCE TYLER Y				01/06/2010	W	179,900	24285-327					
PILGRIM PINES LD LLC				01/06/2010	B	15,459	24285-322					
HEBB BRIAN E TR OF				10/23/2001	G	561,533	14354-99+					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,999 4	1.00	100	1.00	259,270	1.71	A	1.00	R07	1.10	203,500

TOTAL	19,999 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE AFFORDABLE HSE			LAND	118,030	113,970	
Infl1	AVG				BUILDING	181,310	162,170	
N_Index	AVG				DETACHED	2,200	2,150	
					OTHER	0	0	
						<b>TOTAL</b>	<b>301,540</b>	<b>278,290</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.30 10 0.90	12 X 18		216	19.80	3,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2016	SW
MODEL	1		RESIDENTIAL	LIST	3/17/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2009	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,500	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	35	WW-VINYL	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	8	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	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
A	BMU	N	BSMT UNFINISHED	720		46.49	33,473
A	BAS	L	BASE AREA	720	2009	208.34	150,001
A	USF	L	UPPER STORY FIN	720	2009	109.82	79,071
B	AGR	N	ATT GARAGE	308		70.49	21,712
C	WDK	N	WOOD DECK	460		21.57	9,924
D	OVH	L	OVERHANG	60	2009	182.91	10,975
	BMF	N	BSMT FINISH	720		44.25	31,862
	FIX	O	XTRA FIXTURES	3		2,150.97	6,453

TOTAL RCN	343,471
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	\$312,600

