Key: 2880

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,917

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOOD-RUSSO LOIS M 44 MIRASOL DRIVE BOURNE, MA 02532	15.0-90-0	44 MIRASOL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOOD-RUSSO LOIS M	06/20/2018	H	1	31351-54
RUSSO PAUL L	01/11/2010	QS	389,900	24295-116
PILGRIM PINES LD LLC	01/11/2010	B	15,459	24295-113

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

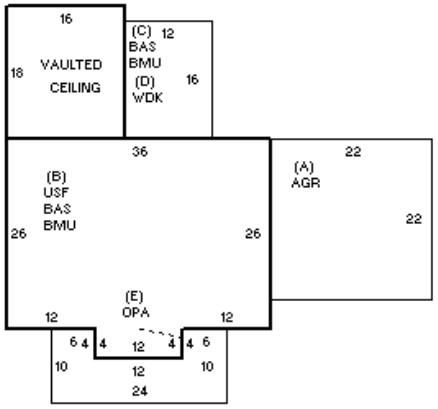
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14831	09/30/2014	14	SOLAR	6,500	11/21/2014		100	100
12756	10/18/2012	6	FENCE	3,110	11/15/2012		100	100
12696	10/01/2012	15	INSULATE/WEA	650	11/15/2012		100	100
09226	06/02/2009	1	NEW CONSTRUC	185,000	05/26/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,093	4 1.00	100 1.00	100 1.00	259,270	1.70	A 1.00	R07 1.10			203,670

TOTAL	20,093 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	203,700	196,600
BUILDING	457,800	409,600
DETACHED	0	0
OTHER	0	0
TOTAL	**661,500**	**606,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/27/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/27/2017	TL
LIST	6/27/2017	EST
REVIEW		

YEAR BLT	2009	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	1,272		35.40	45,025
+	BAS	L	BASE AREA	1,272	2009	208.29	264,940
B	USF	L	UPPER STORY FIN	984	2009	119.28	117,370
D	WDK	N	WOOD DECK	192		38.76	7,441
E	OPA	N	OPEN PORCH	192		72.42	13,904
	FIX	O	XTRA FIXTURES	6		2,359.70	14,158
	GFP	O	GAS FIREPLACE	1		7,091.30	7,091

TOTAL RCN	503,075

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		$457,800