

Key: 2886

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.923

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCGRADY THOMAS J & MARY S GARABEDIAN 30 MIRASOL DR BOURNE, MA 02532				15.0-96-0				30 MIRASOL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGRADY THOMAS J & PILGRIM PINES LD LLC				09/27/2006	W	144,000	21385-24					
HEBB BRIAN E TR OF				09/27/2006	B	15,459	21385-21					
				10/23/2001	G	561,533	14354-99+					

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	%
11504	08/31/2011	6	FENCE		09/26/2016	TL	100	100
05873	12/27/2005	1	NEW CONSTRUC	85,000	01/23/2007	TL	100	100


LAND

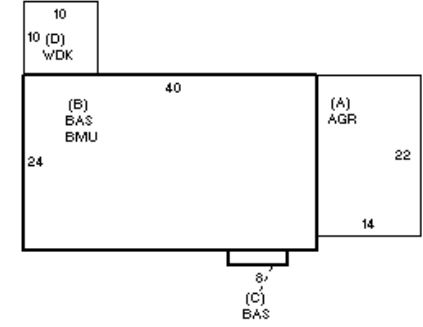
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,635	4	1.00	100	1.00	100	1.00	259,270	1.81	A	1.00	R07	1.10			201,160

* -- Value totals adjusted by value credit.

DETACHED

TOTAL	18,635 SF	ZONING	1	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	AFFORDABLE HSE			LAND	110,660	106,810
Infl1	AVG		LAND	119,350	106,810			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	230,010	213,620

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/01/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2016	TL
MODEL	1		RESIDENTIAL	LIST	9/26/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/26/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	976	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	308		67.63	20,831
\$NLA(RCN)	\$253	OVERALL	0.950	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	960		35.33	33,921
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	976	2006	192.16	187,545
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	100		42.64	4,264
				FLOOR COVER	35	WW-VINYL	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	246,560
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2007 / 15	
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$217,000