Key: 2887

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,924

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOYNTON JOANNE M **28 MIRASOL DR** **BOURNE, MA 02532**	**15.0-97-0**	**28 MIRASOL DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOYNTON JOANNE M	04/08/2015	F		28789-161
BOYNTON JOANNE M	03/11/2014	H		28027-124
BOYNTON JAMES A ETUX	08/10/2007	QS	409,900	22254-117

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	%
		3	ALT/RENO		07/12/2022	SL	100	100
15920	10/15/2015	14	SOLAR	22,000			100	100
07194	04/24/2007	1	NEW CONSTRUC	131,000	09/06/2007	DB	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

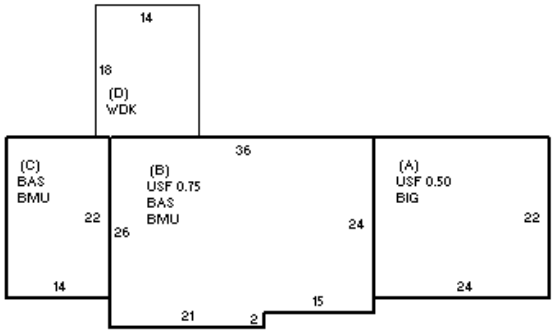
TOTAL	20,000 SF	ZONING	1	FRNT	121
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	196,500
BUILDING	422,400	378,000
DETACHED	0	0
OTHER	0	0
TOTAL	**625,900**	**574,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A 1.00	A 0.75	22' ROUND			0.00	

PHOTO 07/12/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2022	SL
LIST	7/12/2022	VER
REVIEW	7/12/2022	SL

YEAR BLT	2007	SIZE ADJ	1.005
NET AREA	2,158	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	BIG	N	BUILT-IN GARAGE	528		86.68	45,766
+	USF	L	UPPER STORY FIN	944	2007	119.01	112,343
+	BMU	N	BSMT UNFINISHED	1,214		35.32	42,875
+	BAS	L	BASE AREA	1,214	2007	207.81	252,286
D	WDK	N	WOOD DECK	252		28.63	7,216
	FIX	O	XTRA FIXTURES	3		2,354.33	7,063
	GFP	O	GAS FIREPLACE	1		7,075.20	7,075

TOTAL RCN 474,623

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

EFF.YR/AGE 2008 / 14

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $422,400