

Key: 2889

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.926

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
WENZEL DANIEL M ETUX TARYN A WENZEL 22 MIRASOL DR BOURNE, MA 02532								15.0-99-0				22 MIRASOL DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL DANIEL M ETUX								12/10/2012	F	1	26930-306				
WENZEL DANIEL M &								06/29/2007	QS	370,000	22153-160				
BOGHDADI JOSEPH &								10/03/2005	QS	372,050	20326-249				

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	%
10153		3	ALT/RENO		07/12/2022	SL	100	100
09494	04/09/2010	4	DETACH.STRUC	4,000	08/06/2013	DB	100	100
05318	10/08/2009	6	FENCE	5,200	11/12/2009	TL	100	100
	05/16/2005	1	NEW CONSTRUCT	133,500	11/21/2005	TL	100	100

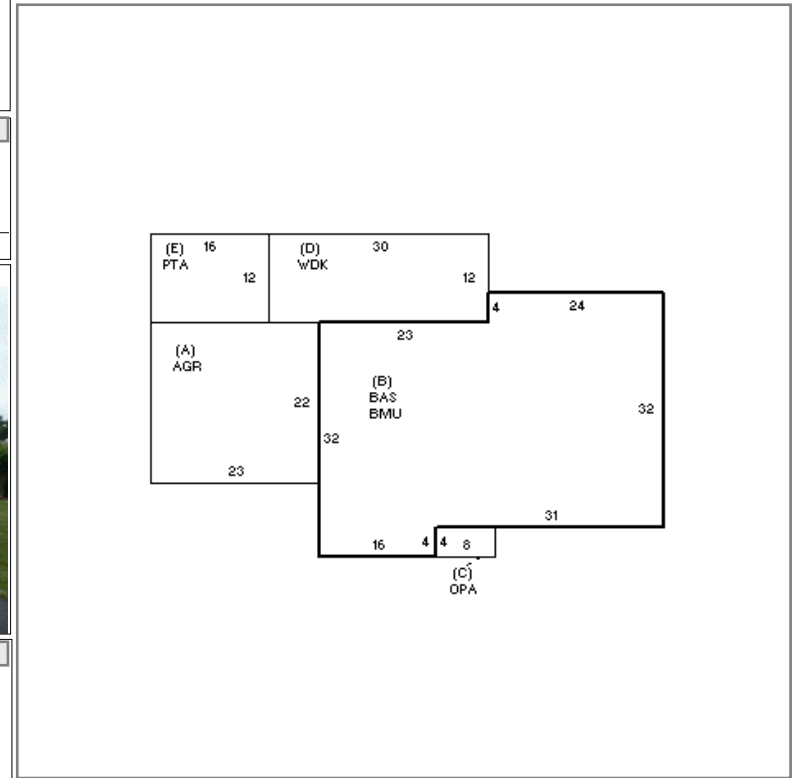
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,000	4	1.00	100	1.00	100	1.00	259,270	1.71	A	1.00	R07	1.10				203,510

TOTAL	20,000 SF	ZONING	1	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	203,500	196,500			
Infl1	AVG		BUILDING	348,300	311,700			
N_Index	AVG		DETACHED	3,900	3,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>555,700</b>	<b>511,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	10X14		140	31.20	3,900



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/12/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2005	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,476	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	506		62.73	31,742
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,476		32.43	47,860
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,476	2005	186.21	274,841
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	32		82.69	2,646
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	360		21.68	7,805
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	192		14.33	2,751
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	4		2,161.45	8,646
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		6,496.00	6,496
				USE	0		1.00								

TOTAL RCN	382,787	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A

EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$348,300
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