

Key: 2898

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.935

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION					
MAYNARD ZACHARY A 14 MIRASOL DR BOURNE, MA 02532				15.0-108-0				14 MIRASOL DR					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
MAYNARD ZACHARY A				07/15/2019	QS	492,000	32154-249						
KUMAR PRANAY R ETUX				05/28/2009	QS	375,000	23747-173						
MELVOEN KENNETH D &				09/30/2005	QS	475,550	20313-293						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,000 4	1.00	100	1.00	100	1.00	259,270	1.87	A	1.00	R07 1.10	200,060

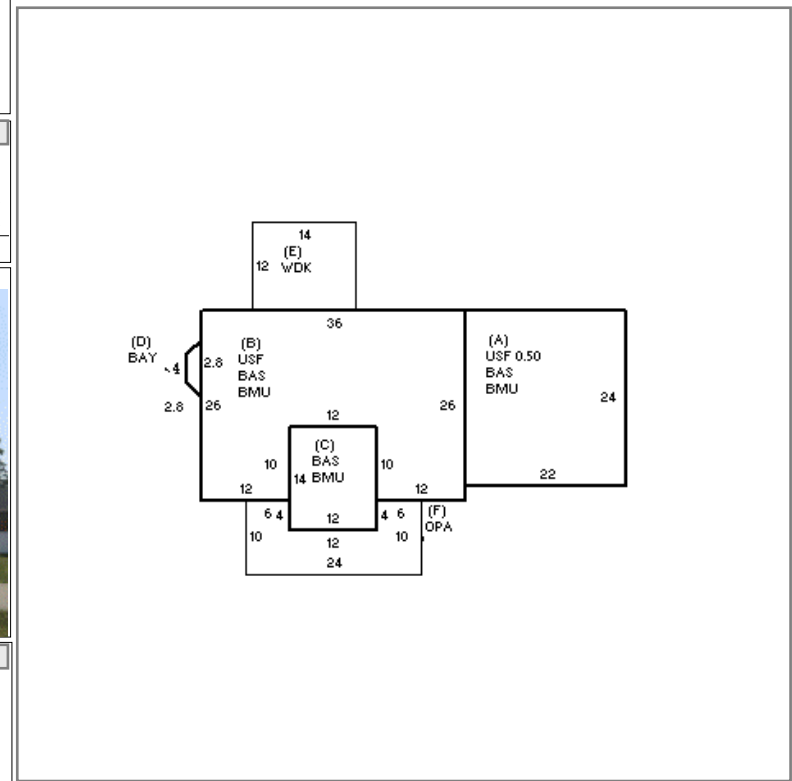
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-159	03/24/2023	6	FENCE	8,000			100	100
B-22-315	11/04/2022	8	POOL	50,000	06/28/2023	SL	100	100
11711	11/04/2011	9	DECK	11,800	08/15/2013	DB	100	100
08331	06/30/2008	4	DETACH.STRUC	1,000	06/15/2009	TL	100	100
05319	05/16/2005	1	NEW CONSTRUC	167,000	09/26/2006	TL	100	100

LAND

TOTAL	18,000 SF	ZONING	1	FRNT	149	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	200,100	193,200
Infl1	AVG		BUILDING	471,900	439,900			
N_Index	AVG		DETACHED	22,400	0			
			OTHER	0	0			
						TOTAL	694,400	633,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	
IPG	G	1.20	10 0.90 16X40 EST	2023	640	31.31	18,000
PTD	G	1.20	10 0.90 56X32 EST	2023	1,152	4.23	4,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2018	TL
MODEL	1		RESIDENTIAL	LIST	8/30/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,433
NET AREA	2,604	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,512		35.22	53,254		
\$NLA(RCN)	\$208	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,512	2005	202.26	305,815		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,080	2005	114.62	123,794		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAY	L	BAYWINDOW	12	2005	199.64	2,396		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	168		38.56	6,478		
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	192		72.06	13,835		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		BMG	O	BSMT GARAGE	2		7,858.60	15,717		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,347.95	14,088		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,056.00	7,056		
																EFF.YR/AGE	2006 / 16
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$471,900