Key: 10259

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,495

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STRAKOSCH GREGORY M TRS CULGIN FAMILY IRREV TRUST 2017 5085 SEASHELL AVE NAPLES, FL 34103	47.1-116-0	75 ELGIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STRAKOSCH GREGORY M TRS	12/30/2020	F	1	33625-24
CULGIN RONALD P	12/01/2020	F	1	33526-50
CULGIN CHARLOTTE F	09/24/2009	F	1	24051-256

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-23-567	08/31/2023	15	INSULATE/WEA	12,789			100	100
EXB-23-547	08/22/2023	3	ALT/RENO	23,009			100	100
17929	11/13/2017	3	ALT/RENO	8,000	06/12/2019	TL	100	100
07705	11/21/2007	3	ALT/RENO	47,000	09/04/2008	TL	100	100
930127	04/05/1993	3	ALT/RENO	20,000	05/13/1994	JS	100	100

LAND

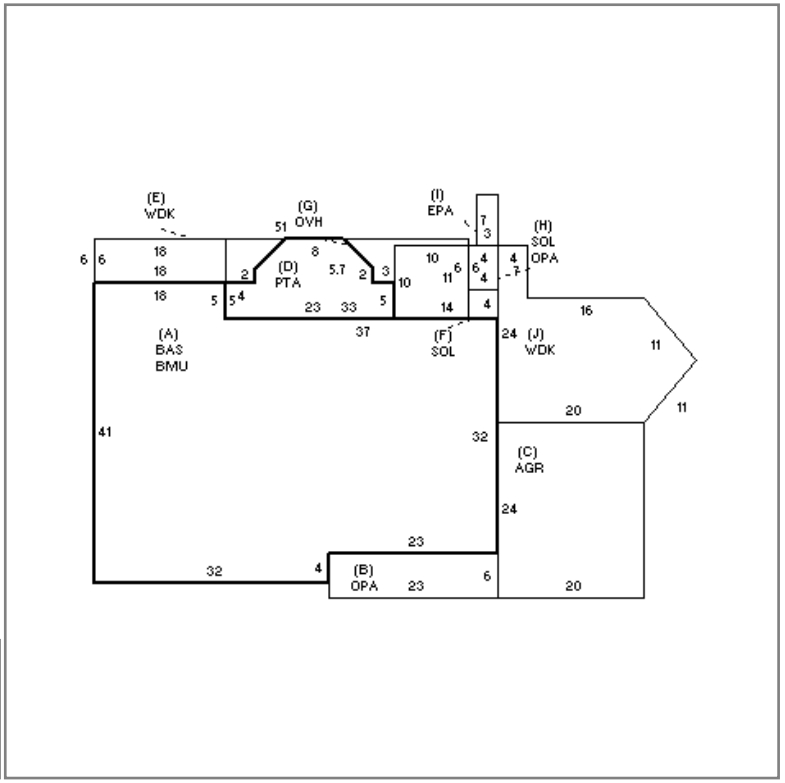
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,600	14 1.00	100 1.00	100 1.00	1,708,825	2.00	A 1.00	BVG 7.25			1,302,610

TOTAL	16,596 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: Trex deck steps down to sandy beach

ASSESSED	CURRENT	PREVIOUS
LAND	1,302,600	1,152,800
BUILDING	592,000	523,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,894,600**	**1,676,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/13/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2019	TL
LIST	6/12/2019	EST
REVIEW		

YEAR BLT	1970	SIZE ADJ	1.005
NET AREA	2,173	DETAIL ADJ	1.000
$NLA(RCN)	$310	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	91	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	1	WOOD SHINGLE	1.02
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	BMU	N	BSMT UNFINISHED	1,978		33.44	66,137
A	BAS	L	BASE AREA	1,978	1970	199.72	395,041
+	OPA	N	OPEN PORCH	162		73.70	11,939
C	AGR	N	ATT GARAGE	480		69.69	33,452
D	PTA	N	PATIO	471		15.33	7,221
+	WDK	N	WOOD DECK	536		24.09	12,910
F	SOL	N	SOLARIUM	116		115.81	13,434
G	OVH	L	OVERHANG	195	1970	204.21	39,822
H	SOL	N	SOLARIUM	24		131.27	3,151
I	EPA	N	ENCLOSED PORCH	21		174.57	3,666
	BMF	N	BSMT FINISH	1,800		31.83	57,286
	F12	O	FPL 1S 2OP	1		9,494.50	9,495
	FIX	O	XTRA FIXTURES	8		2,401.39	19,211

TOTAL RCN	672,764

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$592,000