Key: 10655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,914

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALAMARE NICHOLAS Q 325 KENT AVE PH1D BROOKLYN, NY 11249	50.0-113-0	570 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALAMARE NICHOLAS Q	03/08/2022	V	900,000	34959-275
QUINN JAMES M ETAL TRS	09/02/2020	F	100	33227-141
QUINN JAMES M ETALS	08/26/1988	XX		6412-68

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
990065	02/08/1999	3	ALT/RENO	12,000	11/10/1999	MS	100	100
910509	10/21/1991	9	DECK	9,500	01/12/1993	JS	100	100

LAND

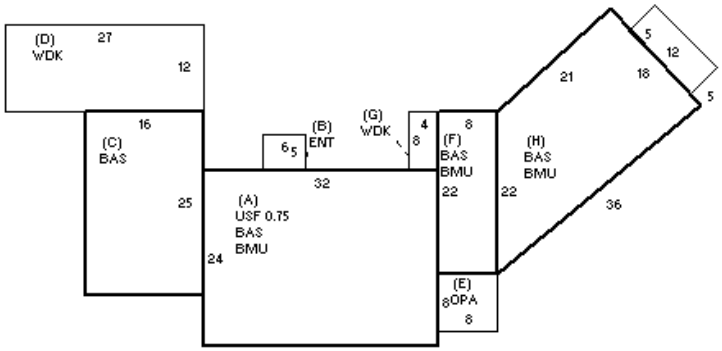
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00			865,580
300	A	0.372	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00			24,250

TOTAL	1.290 Acres	ZONING	1	FRNT	0

Nbhd	SCRAG NCK
Infl1	AVG
N_Index	AVG

NOTE: Distant water view

ASSESSED	CURRENT	PREVIOUS
LAND	889,800	787,500
BUILDING	426,900	377,800
DETACHED	0	0
OTHER	114,100	101,000
TOTAL	**1,430,800**	**1,266,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/31/2021

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	8/31/2021	TL
LIST	8/31/2021	EST
REVIEW		

YEAR BLT	1954	SIZE ADJ	1.005
NET AREA	2,415	DETAIL ADJ	1.000
$NLA(RCN)	$221	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	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	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,439		35.64	51,283
A	USF	L	UPPER STORY FIN	576	1954	122.75	70,702
B	ENT	N	ENCLOSED ENTRY	30		94.30	2,829
+	BAS	L	BASE AREA	1,839	1954	197.58	363,353
+	WDK	N	WOOD DECK	356		23.83	8,483
E	OPA	N	OPEN PORCH	64		85.50	5,472
I	ENT	N	ENCLOSED ENTRY	60		83.46	5,008
	F21	O	FPL 2S 1OP	1		9,826.90	9,827
	FIX	O	XTRA FIXTURES	7		2,375.64	16,630

TOTAL RCN	533,585

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$426,900

Key: 10655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALAMARE NICHOLAS Q 325 KENT AVE PH1D BROOKLYN, NY 11249	50.0-113-0	570 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

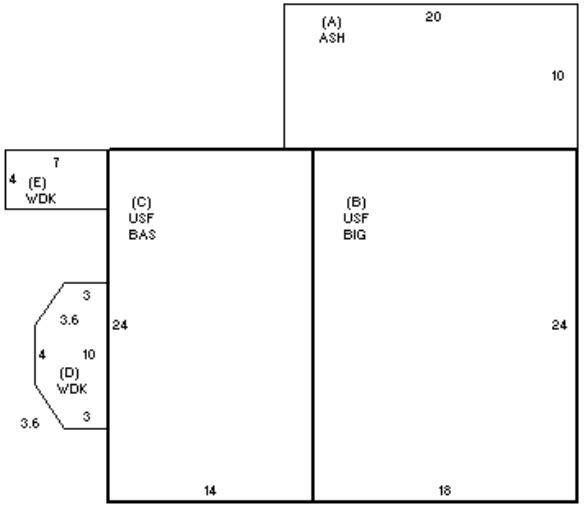
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	114,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/31/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/31/2021	TL
LIST	8/31/2021	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,104	DETAIL ADJ	1.000
$NLA(RCN)	$134	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	200		16.79	3,359
B	BIG	N	BUILT-IN GARAGE	432		58.49	25,269
+	USF	L	UPPER STORY FIN	768	1976	81.12	62,298
C	BAS	L	BASE AREA	336	1976	161.99	54,429
+	WDK	N	WOOD DECK	72		40.04	2,883

TOTAL RCN	148,237

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$114,100