

Key: 10692

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.958

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERK KENNETH J TRS BERK C/O MORNING SUN REALTY LLC 42 VERNON ST BROOKLINE, MA 02446				50.0-151-0				376 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORNING SUN REALTY LLC				11/09/2023	F		1 36080-307				
BERK FREDRICK M, MORNING				05/03/2023	J	1,500,000	35766-81				
BERK FREDRICK M, KENNETH				05/03/2023	F		1 35766-78				

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	%
19596	07/08/2019	3	ALT/RENO	43,250	10/30/2019	TL	100	100
		4	DETACH.STRUC		04/12/2018	DB	100	100
950319	06/28/1995	9	DECK	6,000	07/10/1996	JC	100	100
900476	09/07/1990	3	ALT/RENO	10,000	08/29/1991	HS	100	100

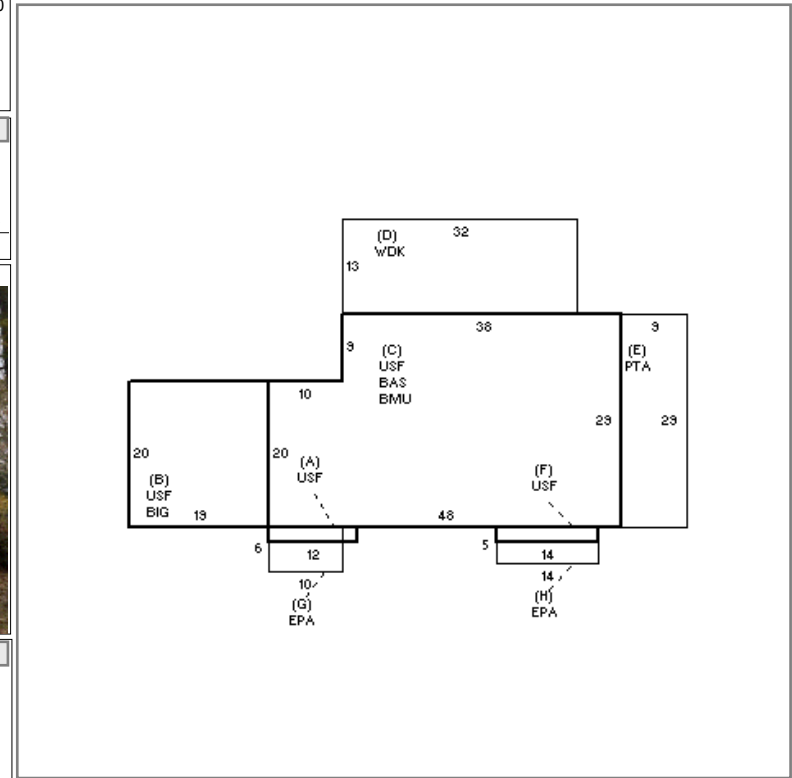
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	DCK 1.00	100	1.00		13.50	BSP		2,921,320
325	A	0.362	15	1.00	100	1.00	100	1.00	13.50	BSP		27,860

TOTAL	1.280 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Chapter 91 License #87-1 Held in Perpetuity	LAND	2,949,200	2,610,000			
Infl1	DOCK		BUILDING	437,800	387,400			
N_Index	AVG		DETACHED	256,200	244,000			
			OTHER	0	0			
			TOTAL	3,643,200	3,241,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
PPD	E	1.90	10 0.90 5X16 (9)		720	344.28	223,100
FLD	E	1.90	10 0.90 16X20		320	114.76	33,100



BUILDING	CD	ADJ	DESC	MEASURE	10/30/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/30/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	576.052
NET AREA	3,036	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	USF	L	UPPER STORY FIN	1,734	1929	108.62	188,349	CONDITION ELEM	CD
\$NLA(RCN)	\$190	OVERALL	1.050	EXT COVER	1	WOOD SHINGLE	1.02	B	BIG	N	BUILT-IN GARAGE	380		92.50	35,152	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,302		33.38	43,455	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	1,302	1929	196.39	255,705	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	416		22.32	9,284	BATHS	A
				INT. FINISH	3	WOOD PANEL	0.98	E	PTA	N	PATIO	261		14.21	3,708	BATHS	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	EPA	N	ENCLOSED PORCH	130		85.95	11,174	HEAT	A
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,203.20	9,203	ELECT	A
				USE	0		1.00		FIX	O	XTRA FIXTURES	9		2,224.86	20,024		
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$437,800