

Key: 10894

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.173

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SULKIN ALEC TRUSTEE SCRAGGY NECK TRUST c/o SAVITSKY SATIN BACON&BUCCI 2049 CENTURY PK EAST STE 1400 LOS ANGELES, CA 90067				51.3-5-0				248-246 SCRAGGY NECK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SULKIN ALEC TRUSTEE				06/14/2019	F	10	32090-345					
SULKIN ALEC M				12/29/2011	QS	2,400,000	25966-26					
HARDING WILLIAM G					XX		02346-0261					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	DCK	1.00	100	1.00	1.00	BSP	9.10	1,969,180
300	A	0.592	14	1.00	100	1.00	100	1.00	1.00	BSP	9.10	87,810

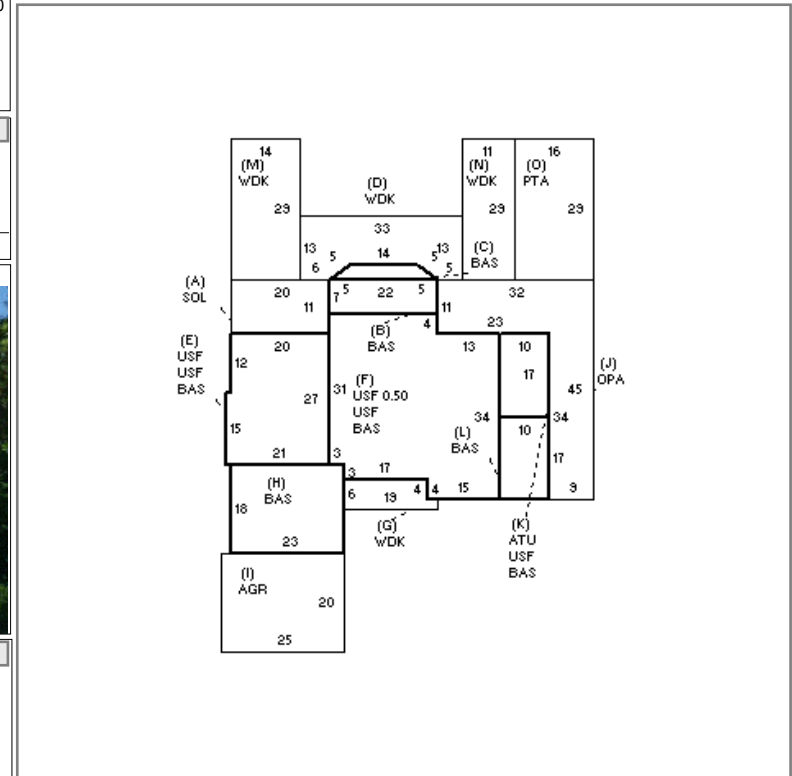
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-116	04/13/2022	8	POOL	132,000	12/09/2022	TL	100 100
PL-22-93	03/24/2022	2	ADDITIONS	300,000	12/09/2022	TL	100 100
B-21-428	01/12/2022	2	ADDITIONS	60,000	12/09/2022	TL	100 100
H809	09/27/2021	2	ADDITIONS		10/21/2021	TL	100 100
20226	03/06/2020	2	ADDITIONS	122,000	05/18/2021	TL	100 100

DETAILED

TOTAL	1.510 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE cta recently resurfaced in 2011; Chapter 91 held in perpetuity #76-48	LAND	2,057,000	1,820,400			
Infl1	DOCK		BUILDING	1,257,300	945,400			
N_Index	AVG		DETACHED	196,100	161,200			
			OTHER	265,600	235,000			
		TOTAL	3,776,000	3,162,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	V	1.30	10 0.90	15 X 20	300	32.89	8,900
SHF	A	1.00	50 0.50	6 X 6		0.00	
PPD	E	1.90	10 0.90	3 X 100	300	344.28	93,000
FLD	E	1.90	10 0.90	16 X 20	320	144	14,900
CTA	S	3.00	10 0.90		1	58,339.20	52,500
IPG	E	1.90	10 0.90	16 X 33	2022	528	26,800

PHOTO 06/16/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/9/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	11/21/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1885	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,257,327
NET AREA	5,770	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	SOL	N	SOLARIUM	220		118.70	26,115		
\$NLA(RCN)	\$218	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,952	1885	226.34	441,813		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,206		29.40	35,457		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,744	1885	119.25	207,979		
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	1,150	2016	119.25	137,142		
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	754	2022	226.34	170,659		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	I	AGR	N	ATT GARAGE	500		85.07	42,534		
				FUEL SOURCE	1	OIL	1.00	J	OPA	N	OPEN PORCH	658		81.01	53,302		
				USE	0		1.00	K	USF	L	UPPER STORY FIN	170	2022	119.26	20,273		
								K	ATU	N	ATTIC UNF	170		58.17	9,890		
								O	PTA	N	PATIO	464		18.72	8,684		
									CPC	O	CAPE CELLAR	1		5,197.40	5,197		
									F21	O	FPL 2S 1OP	1		12,125.00	12,125		
									F32	O	FPL 3S 2OP	1		13,244.00	13,244		
									FIX	O	XTRA FIXTURES	23		2,931.26	67,419		
									MST	O	MAS/METAL STACK	1		5,493.30	5,493		
																RCNLD	\$1,257,300

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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
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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 %

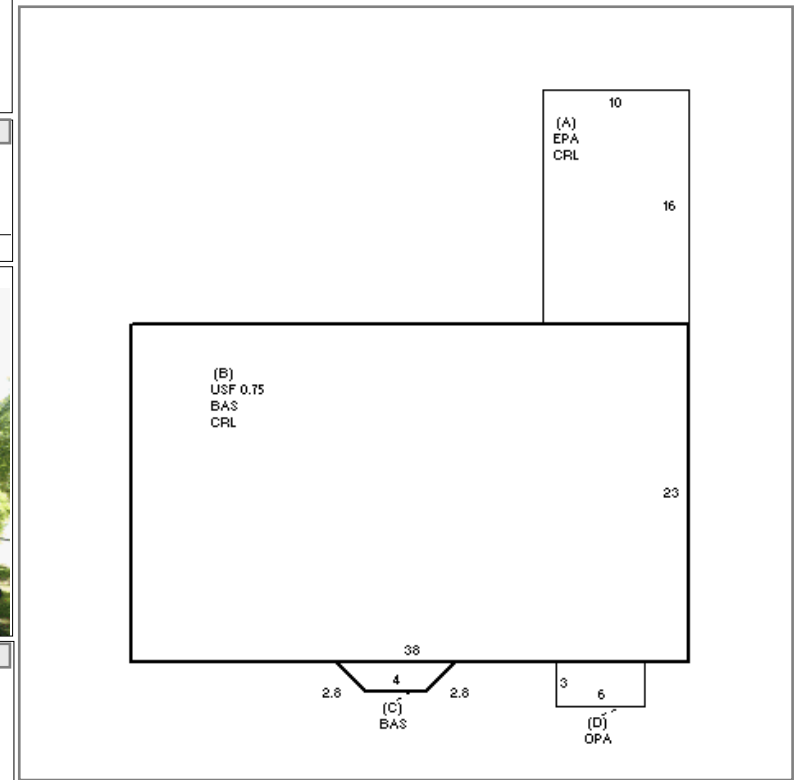
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	265,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/12/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/15/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.010
NET AREA	1,542	DETAIL ADJ	1.000
\$NLA(RCN)	\$205	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		6	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	3	FOUN. WALL	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	5	OTHER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,034		21.99	22,740
A	EPA	N	ENCLOSED PORCH	160		79.75	12,760
B	USF	L	UPPER STORY FIN	656	1910	117.51	77,085
+	BAS	L	BASE AREA	886	1910	214.31	189,877
D	OPA	N	OPEN PORCH	18		102.73	1,849
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	1		2,301.90	2,302

TOTAL RCN	316,133
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$265,600