

Key: 10413

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.646

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLAS NESTOR M TR OF CATAUMET REAL ESTATE TRUST C/O ROBERT S BIRCH 765 PARK AVENUE NEW YORK, NY 10021				47.4-27-0				10 DEPOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICHOLAS NESTOR M TR					XX		00694-0105				

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	%
05808	11/16/2005	2	ADDITIONS	69,500	09/26/2006	MJ	100	100
05116	02/18/2005	2	ADDITIONS	24,000	09/26/2006	MJ	100	100
05128	02/16/2005	3	ALT/RENO		09/26/2006	MJ	100	100
04866	12/03/2004	3	ALT/RENO	5,000	09/26/2006	MJ	100	100
04738	09/30/2004	3	ALT/RENO	15,000	09/26/2006	MJ	100	100

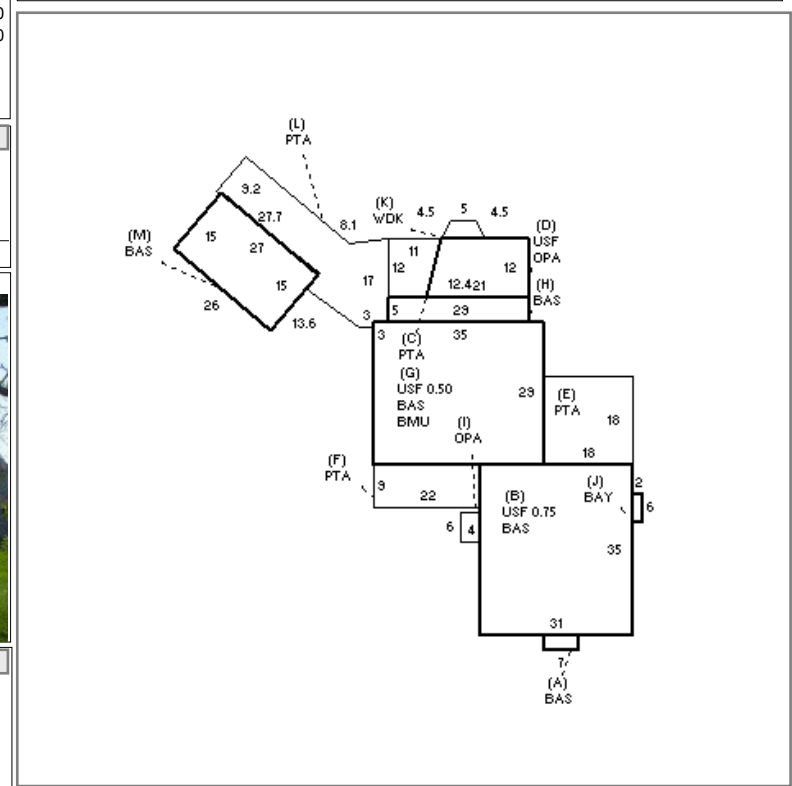
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R06	1.25		270,490
200	A	1.836	14	1.00	100	1.00	100	1.00	117,750	1.00	A	1.00	R06	1.25		216,190
300	A	0.734	14	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R06	1.25		14,960

TOTAL	3.487 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E 1 PRIME LOT; 2 SECONDARY LOTS Changed #2 to #10 & #10 to 0 Depot Rd.- per Mike 5/09	LAND	501,600	444,000			
Infl1	AVG		BUILDING	1,191,900	1,054,800			
N_Index	AVG		DETACHED	26,800	25,600			
			OTHER	0	0			
		TOTAL	1,720,300	1,524,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	14 X 20	280	18.28	4,600
CTA	A	1.00	10 0.90	12 X 60	1	19,446.40	17,500
WDK	G	1.20	10 0.90	12 X 20	240	21.96	4,700



BLDG COMMENTS



DET  
ACH  
ED

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2009	TL
MODEL	1		RESIDENTIAL			
STYLE	9	1.20	ANTIQUE [100%]	LIST	5/23/2018	EST
QUALITY	V	1.35	VERY GOOD [100%]	REVIEW	5/23/2018	KT
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1742	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,241,614	
NET AREA	4,223	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,266	1742	282.07	639,181			
\$NLA(RCN)	\$294	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,321	1742	178.34	235,593			
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO	1,083		23.32	25,261			
				ROOF COVER	2	WOOD SHINGLES	1.02	+	OPA	N	OPEN PORCH	258		100.95	26,046			
				FLOOR COVER	2	SOFTWOOD	1.02	D	USF	L	UPPER STORY FIN	234	2009	178.35	41,733			
				INT. FINISH	1	PLASTER	1.00	G	BMU	N	BSMT UNFINISHED	1,015		62.55	63,490			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	J	BAY	L	BAYWINDOW	12	1742	310.63	3,728			
				FUEL SOURCE	2	GAS	1.00	K	WDK	N	WOOD DECK	28		108.74	3,045			
				USE	0		1.00	M	BAS	L	BASE AREA	390	2009	282.07	110,009			
									F21	O	FPL 2S 1OP	2		15,110.75	30,222			
									F22	O	FPL 2S 2OP	1		15,817.50	15,818			
									FIX	O	XTRA FIXTURES	13		3,653.09	47,490			
																EFF.YR/AGE	2015 / 7	
																COND	4 4 %	
																FUNC	0	
																ECON	0	
																DEPR	4 % GD 96	
																RCNLD	\$1,191,900	