

Key: 1831

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.851

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION			
HUNTERS BROOK LLC 2 LYNXHOLM COURT 2ND FLOOR HYANNIS, MA 02601						11.0-30-1			23 CANAL ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
HUNTERS BROOK LLC						05/20/2019	V	1,970,000	32032-159			
KRAJEWSKI NANCY TR						12/29/1989	XX		07010-00027			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
970413	08/21/1997	2	ADDITIONS	5,000	04/13/1998	JS	0	100
920199	04/30/1992	9	DECK	825	02/25/1993	JS	0	100

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

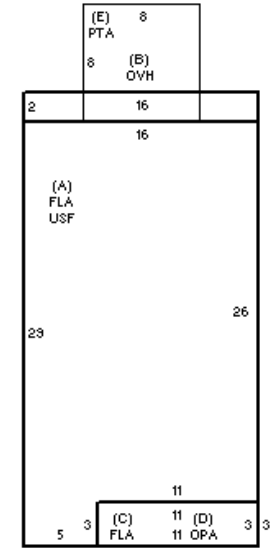
TOTAL	39,204 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Infl1			BUILDING	166,300	148,900			
N_Index			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	166,300	148,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	10/13/2020
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2020	RP
MODEL	10		RES CONDO	LIST	10/6/2020	EST
STYLE	8	1.00	CONV APTS [100%]	REVIEW	10/6/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195.701
NET AREA	927	DETAIL ADJ	1.000	COMPLEX	16	HUNTERS BROOK 2	1.00	A	USF	L	UPPER STORY FIN	431	1974	113.23	48,802	CONDITION ELEM	CD
\$NLA(RCN)	\$211	OVERALL	1.300	OCCUPANCY	1	YEAR ROUND	1.00	A	FLA	L	LIVING AREA	431	1974	305.76	131,782	INTERIOR	A
				FLOOR/LOC	5	MULTI FLOOR	1.00	B	OVH	L	OVER HANG	32	1974	104.89	3,357	KITCHEN	A
				VIEW INFL	6	AVG WT INFL	1.30	C	FLA	L	LIVING AREA	33	1974	305.78	10,091	BATHS	A
				HT/CL	1	FORCED AIR	1.00	D	OPA	N	OPEN PORCH ATTA	33		25.61	845	EXTERIOR	A
				WDK/PTA/BALC	1	PRESENT	1.00	E	PTA	N	CONCRETE PATIO	64		12.88	824		
				PARKING	1	OUTDOOR 1 SPACE	1.00										
				NET ADJ(%GOOD)	100	100 %RG	1.00										
																EFF.YR/AGE	1974 / 48
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$166,300