**Key: 1834**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.854

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **HUNTERS BROOK LLC**<br>**2 LYNXHOLM COURT**<br>**2ND FLOOR**<br>**HYANNIS, MA 02601** | **11.0-30-4** | **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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

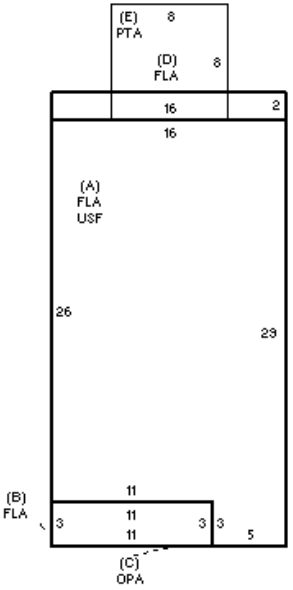
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

TOTAL 39,204 SF ZONING 1 FRNT 0

Nbhd
Infl1
N_Index

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 171,800 | 153,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **171,800** | **153,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 10/13/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | RES CONDO |
| STYLE | 8 | 1.00 | CONV APTS [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/6/2020 | RP |
| LIST | 10/6/2020 | EST |
| REVIEW | 10/6/2020 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1974 | SIZE ADJ | 1.000 |
| NET AREA | 927 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $218 | OVERALL | 1.300 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| HALFBATHS | 0 | 1.00 |
| FIREPLACES | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 16 | HUNTERS BROOK 2 | 1.00 |
| OCCUPANCY | 1 | YEAR ROUND | 1.00 |
| FLOOR/LOC | 5 | MULTI FLOOR | 1.00 |
| VIEW INFL | 6 | AVG WT INFL | 1.30 |
| HT/CL | 1 | FORCED AIR | 1.00 |
| WDK/PTA/BALC | 1 | PRESENT | 1.00 |
| PARKING | 1 | OUTDOOR 1 SPACE | 1.00 |
| NET ADJ(%GOOD) | 100 | 100 %RG | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | USF | L | UPPER STORY FIN | 431 | 1974 | 113.23 | 48,802 |
| A | FLA | L | LIVING AREA | 431 | 1974 | 305.76 | 131,782 |
| + | FLA | L | LIVING AREA | 65 | 1974 | 305.76 | 19,874 |
| C | OPA | N | OPEN PORCH ATTA | 33 | | 25.61 | 845 |
| E | PTA | N | CONCRETE PATIO | 64 | | 12.88 | 824 |

TOTAL RCN 202,128

| CONDITION ELEM | CD |
|---|---|
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| EXTERIOR | A |

EFF.YR/AGE 1974 / 48

| | | | |
|---|---|---|---|
| COND | 15 | 15 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 15 | % GD | 85 |

RCNLD $171,800