

Key: 1837

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.857

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
HUNTERS BROOK LLC 2 LYNXHOLM COURT 2ND FLOOR HYANNIS, MA 02601						11.0-30-7			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 OF						12/10/2001	QS	72,500	14552-272			
CAMERON RICHARD G						08/01/1990	QS	82,000	07245-00057			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

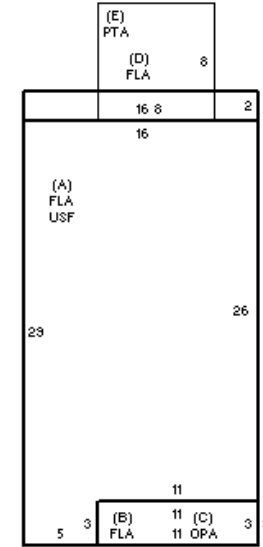
LAND

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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Infl1						BUILDING	171,800	153,800
N_Index						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
								



BUILDING

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	202,128
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)	\$218	OVERALL	1.300	OCCUPANCY	1	YEAR ROUND	1.00	A	FLA	L	LIVING AREA	431	1974	305.76	131,782	INTERIOR	A
CAPACITY			UNITS	ADJ	FLOOR/LOC	5	1.00	+	FLA	L	LIVING AREA	65	1974	305.76	19,874	KITCHEN	A
ROOMS	4	1.00		VIEW INFL	6	AVG WT INFL	1.30	C	OPA	N	OPEN PORCH ATTA	33		25.61	845	BATHS	A
BEDROOMS	2	1.00		HT/CL	1	FORCED AIR	1.00	E	PTA	N	CONCRETE PATIO	64		12.88	824	BATHS	A
BATHROOMS	1	1.00		WDK/PTA/BALC	1	PRESENT	1.00									EXTERIOR	A
HALFBATHS	0	1.00		PARKING	1	OUTDOOR 1 SPACE	1.00										
FIREPLACES	0	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	\$171,800