

Key: 1839

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.859

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
HUNTERS BROOK LLC 2 LYNXHOLM COURT 2ND FLOOR HYANNIS, MA 02601						11.0-30-9			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	%	

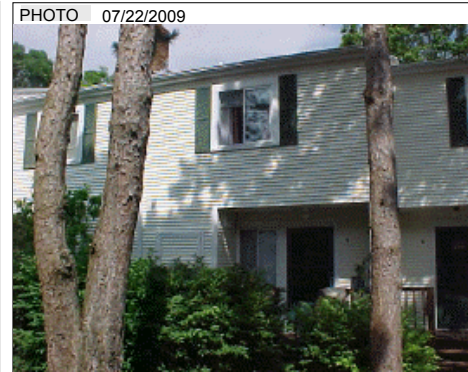
LAND

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	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



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%]			

BUILDING

YEAR BLT	1974 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	927 <th>DETAIL ADJ</th> <td>1.000 </td>	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

