

Key: 1842

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.862

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
HUNTERS BROOK LLC 2 LYNXHOLM COURT 2ND FLOOR HYANNIS, MA 02601		11.0-30-12		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

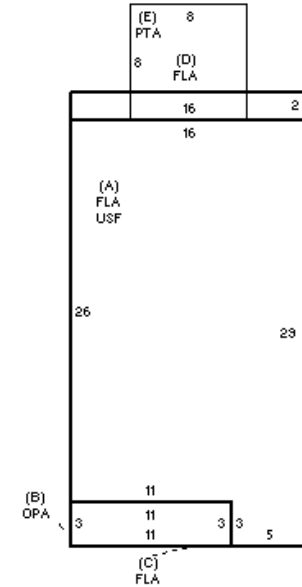
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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
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
B	OPA	N	OPEN PORCH ATTA	33		25.61	845
+	FLA	L	LIVING AREA	65	1974	305.76	19,874
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