

Key: 5149

Town of OAK BLUFFS - Fiscal Year 2023

1/13/2023 9:52 am SEQ #: 5.353

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CATT NICHOLAS PO BOX 2218 VINEYARD HAVEN, MA 02568				9-20-1A5				21 KENNEBEC AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CATT NICHOLAS				03/16/2007	QS	420,000	1114-610				
KENNEBEC REALTY TRUST LLC				01/01/2007	99		N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	0	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		60	Field Review		05/23/2011	DM	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		NOTE			LAND	0	0
					BUILDING	759,400	603,700
					DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>759,400</b>	<b>603,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	10		CONDO	LIST
STYLE	1	1.20	CONDO [100%]	REVIEW
QUALITY	G	1.30	GOOD [100%]	
FRAME	99	1.00	N/A [100%]	

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	825,477
NET AREA	985	DETAIL ADJ	2.842	COMPLEX	6	KENNEBEC AV	1.26		USF	L	UP-STRY FIN	985	2006	838.05	825,477		
\$NLA(RCN)	\$838	OVERALL	1.000	UNIT MODEL	99	N/A	1.00										
CAPACITY			UNITS	ADJ	VIEW/LOC	99	N/A	1.00									
ROOMS			0	1.00	HVAC	20	FRCDAIR+HTPMP	1.03									
BEDROOMS			1	1.00	FUEL SOURCE	7	OTHER	1.00									
FULL BATHS			1	.00	FLOOR LEVEL	7	THIRD FLR HIVAL	1.85									
1/2 BATHS			0	1.00	NEIGHBORHOOD	99	N/A	1.00									
FIXTURES			0	1.00													

CONDITION ELEM	CD
INTERIOR	
KITCHEN	
BATHS	
EXTERIOR	
EFF.YR/AGE	2013 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$759,400