

Key: 118

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 59

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
RYAN DEBORAH A & MULLEN KATHLEEN A 20 JENKINS STREET BOSTON, MA 02127		2-9-3	648 SHORE RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		RYAN DEBORAH A & 2016 WHITE TRUST		11/12/2020	U	230,000	33459-84
		LEE CHERYLE L		09/25/2019	U	202,000	32326-8
			07/25/1986	99		5212-298	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-156	09/22/2009	90	BP NVC	6,000	05/14/2010	JH	100	100

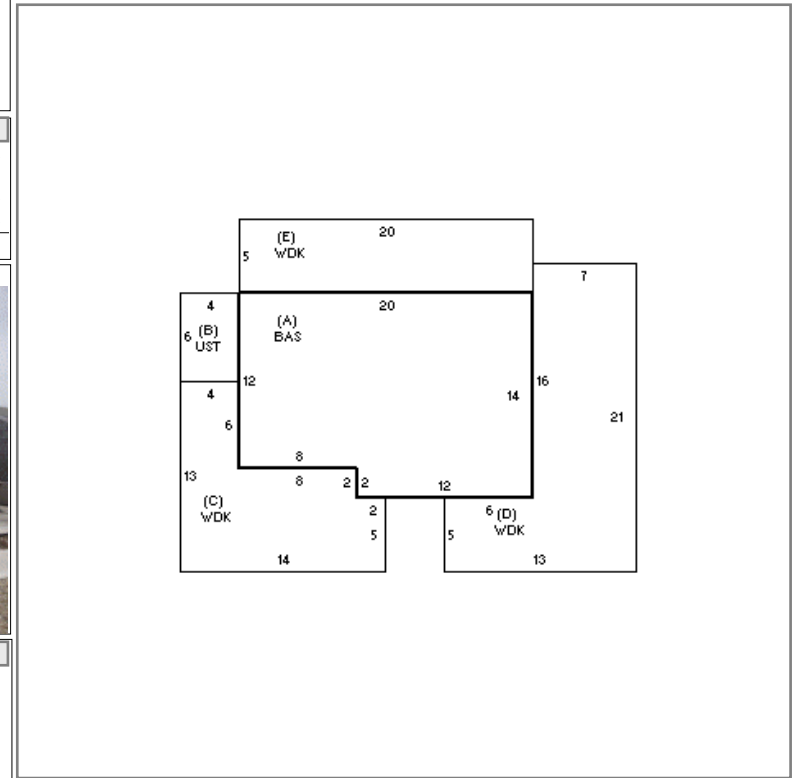
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE DUNES COLONY CONDO				LAND	0	0
Inf1			BUILDING	318,300	277,000			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	318,300	277,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2014	FC
MODEL	10		CONDO	LIST	4/22/2014	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
CHECK HEAT+BSMT IN NEXT LIST (ESTIMATED AS NONE). HAS OUTDOOR SHOWER. SEC E WDK W/ SINK ATT TO 2-10.7.

YEAR BLT	1950	SIZE ADJ	1.240	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,133
NET AREA	264	DETAIL ADJ	1.115	COMPLEX	6	DUNES COLONY	1.09	A	BAS	L	BASE CONDO AREA	264	1950	1,403.03	370,401		
\$NLA(RCN)	\$1,470	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	B	UST	N	UTILITY STORAGE	24		50.58	1,214		
				BASEMENT	5	NO BASEMENT	1.00	+	WDK	N	ATT WOOD DECK	395		36.50	14,418		
				HEATING	13	NO HEAT	0.96										
				FUEL SOURCE	8	NONE	1.00										
				PLUMBING	1	STANDARD	1.00										
				VIEW/LOC	4	GOOD	1.10										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		2	1.00														
BEDROOMS		1	.97														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
PCT COMM INT		8.43	1.00														
																EFF.YR/AGE	1965 / 57
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$318,300