Key: 151

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 90

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATTERS ROBERT K 549 CRAFTS ST NEWTON, MA 02465	2-12-3	670 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATTERS ROBERT K	04/12/2013	J	125,000	27287-337
MCMANUS GEORGE J JR &	04/12/1996	QS	120,000	10148-271

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

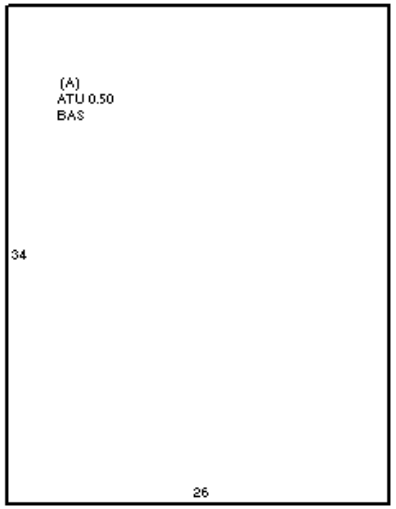
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/22/2023	30	CHECK DATA		05/18/2022	LG	100	100
15-051	03/20/2015	80	SOLAR TAXABL	6,000	09/23/2015	FC	100	100
00-129	09/01/2000	2	ADDITION	40,500	07/02/2003	BT	100	100

LAND

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

TOTAL	SF	ZONING	LBP	FRNT	0
Nbhd		NOTE	PILGRIM COLONY CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	726,200	613,400
DETACHED	0	0
OTHER	0	0
TOTAL	**726,200**	**613,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2022	LG
LIST	9/23/2015	EST
REVIEW	9/11/2006	RJM

BLDG COMMENTS

PER SEPT 2015 BP INSP, HAS INVERTER.

YEAR BLT	1938	SIZE ADJ	0.900
NET AREA	884	DETAIL ADJ	1.275
$NLA(RCN)	$1,027	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	9.5	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	13	PILGRIM COLONY	1.00
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	4	CRAWL	1.00
HEATING	8	HEAT PUMP	1.02
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	5	VERY GOOD	1.25

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	884	1938	995.29	879,837
A	ATU	N	UNF ATTIC	442		35.90	15,868
	F11	O	FPL 1S 1OP	2		4,987.00	9,974

TOTAL RCN	907,779

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1960 / 62	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$726,200