

Key: 161

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 101

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST 607 SHORE, LLC RES AGT: ERIC D SHAPIRO 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				3-4-0				607 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEXVEST 607 SHORE, LLC				01/14/2022	T	199,000		(228883)			
SEGURA SONJA S				03/07/1997	99			(96278+)			
SEGURA LAWRENCE S & SONJA				01/20/1981	99			(96278+)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.570	10	1.00	1	1.00	1.00	450,125	1.24	1	1.00	R06 1.25	317,330

DETACHED

TOTAL	24,829 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N O T E	1/11/2022 Chngd Class to 1060 (Acclmp) and added SHF & pic. NO VIEWS PER FY11 FIELD REV.			LAND	317,300	275,900
Infl1	NO ADJ		BUILDING	0	0			
Infl2	NO ADJ		DETACHED	2,200	2,100			
			OTHER	0	0			
			TOTAL	319,500	278,000			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*16		192	15.54	2,200



PHOTO	01/11/2022
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	LG
MODEL	1		RESIDENTIAL	LIST		
STYLE	0	1.00	[100%]	REVIEW		
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00
\$NLA(RCN)	\$0	OVERALL	1.000	EXT. COVER	0		1.00
CAPACITY				ROOF SHAPE	0		1.00
STORIES(FAR)	0		1.00	ROOF COVER	0		1.00
ROOMS	0		1.00	FLOOR COVER	0		1.00
BEDROOMS	0		1.00	INT. FINISH	0		1.00
BATHROOMS	0		1.00	HEATING/COOLING	0		1.00
FIXTURES	0		1.00	FUEL SOURCE	0		1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	0
CONDITION ELEM	CD
EFF.YR/AGE	0 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0