

Key: 170

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 110

LEGAL

CURRENT OWNER			PARCEL ID			LOCATION			
BASM REAL ESTATE TRUST KEANE PETER & TERESA TSTEEES 234 MOSS HILL ROAD JAMAICA PLAIN, MA 02130			3-9-7			630 SHORE RD			
			TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
			BASM REAL ESTATE TRUST			11/14/2016	QS	459,000	(C301-7)
			MCCABE CAROL A			06/04/2007	99	(C301-7)	
			MCCABE WAYNE T & CAROL A			10/29/1993	QS	(C301-7)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
94-062	05/25/1994	9	DECK	1,200	06/01/1997		100	100
93-080	07/12/1993	4	REHAB	35,000			100	100

LAND

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

DETACHED

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE COLONIAL VILLAGE CONDO. YEAR-ROUND 2023.				LAND	0	0
Inf1			BUILDING	602,700	524,300			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	602,700	524,300

BLDG COMMENTS

STREET-SIDE UNIT. HAS OUTDOOR SHOWER.
3/25/2022 INTERIOR DATA CONFIRMED BY OWNER AT DOOR.

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/25/2022

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2022	LG
MODEL	10		CONDO	LIST	3/25/2022	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	9/8/2006	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1937	SIZE ADJ	0.865	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	735.040														
NET AREA	1,073	DETAIL ADJ	0.999	COMPLEX	4	COLONIAL VLG	0.90	+	BMU	N	BSMT UNFINISHED	652		33.90	22,103																
\$NLA(RCN)	\$685	OVERALL	1.000	CONDO STYLE	1	CAPE	1.10	+	BAS	L	BASE CONDO AREA	652	1937	706.09	460,373																
				BASEMENT	1	AREA FULL	1.00	A	USF	L	UP-STRY FIN	421	1937	564.87	237,812																
				HEATING	2	HOT WATER	1.01	B	WDK	N	ATT WOOD DECK	210		36.50	7,665																
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 10P	1		4,987.00	4,987																	
				PLUMBING	1	STANDARD	1.00																								
				VIEW/LOC	3	AVG	1.00																								
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>																	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	G	KITCHEN	A	BATHS	A	HEAT/ELEC	A			
CONDITION ELEM	CD																														
EXTERIOR	A																														
INTERIOR	G																														
KITCHEN	A																														
BATHS	A																														
HEAT/ELEC	A																														
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1965 / 57</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>18</td> <td>18 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>18</td> <td>% GD 82</td> </tr> </tbody> </table>																	EFF.YR/AGE	1965 / 57		COND	18	18 %	FUNC	0		ECON	0		DEPR	18	% GD 82
EFF.YR/AGE	1965 / 57																														
COND	18	18 %																													
FUNC	0																														
ECON	0																														
DEPR	18	% GD 82																													
<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$602,700</td> </tr> </thead> </table>																	RCNLD	\$602,700													
RCNLD	\$602,700																														