Key: 172

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 112

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEINBAUM JOSHUA M & **SARMANOUKIAN CHANTAL** **45 WEST 3RD ST, UNIT 307** **SOUTH BOSTON, MA 02127**	**3-9-9**	**630 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEINBAUM JOSHUA M &	08/25/2020	QS	649,000	(C301-9+)
MCCABE COLONIAL VILLAGE T	02/14/2012	99		(C301-9+)
MCCABE COLONIAL VILLAGE T	03/13/1998	A	3,333	(C301-9)

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

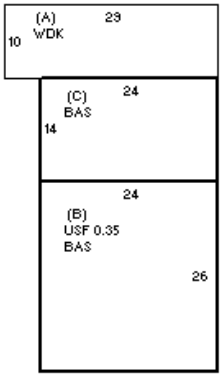
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96-166	10/25/1996	1	SINGLE FAM R	83,333			100	100

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	COLONIAL VILLAGE CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	899,100	782,300
DETACHED	0	0
OTHER	0	0
TOTAL	**899,100**	**782,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2022

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	4/12/2022	LG
LIST	5/24/2022	LG
REVIEW	9/8/2006	RJM

BLDG COMMENTS

WATERFRONT UNIT WITH OUTDOOR SHOWER. RINNAI WALL HEATER (GAS) W/BASEBOARD ELECTRIC HEAT. USF accessible only by ceiling hatch pull-down ladder.

YEAR BLT	1996	SIZE ADJ	0.840
NET AREA	1,178	DETAIL ADJ	1.215
$NLA(RCN)	$830	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
PCT COMM INT	11.5	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	4	COLONIAL VLG	0.90
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	ATT WOOD DECK	290		36.50	10,585
+	BAS	L	BASE CONDO AREA	960	1996	848.45	814,515
B	USF	L	UP-STRY FIN	218	1996	678.76	147,970

TOTAL RCN 977,270

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

EFF.YR/AGE 1996 / 26

COND	8	8 %	
FUNC	0		
ECON	0		
DEPR	8	% GD	92

RCNLD $899,100