

Key: 1722

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.733

LEGALS

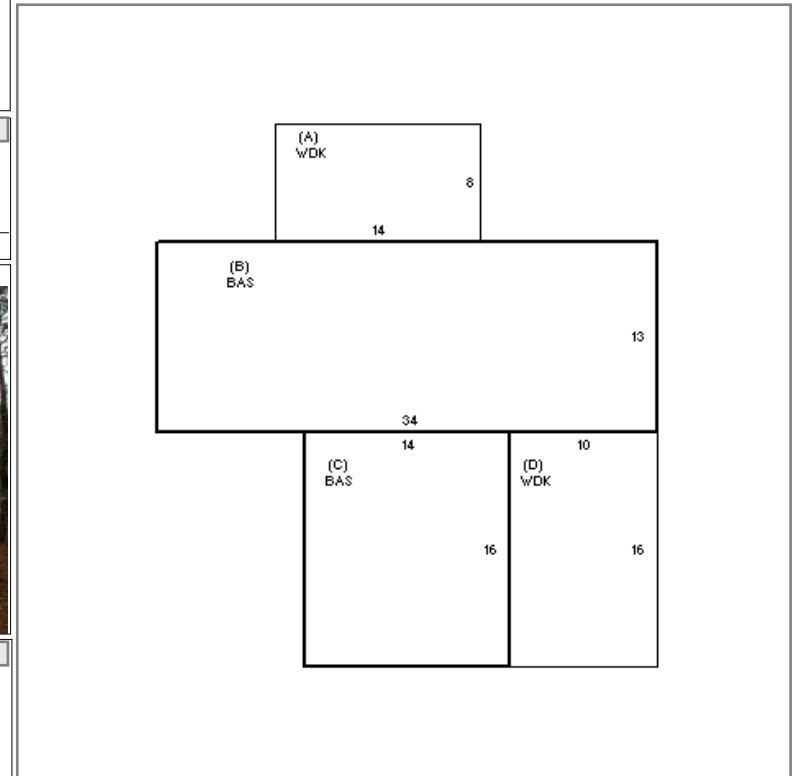
CURRENT OWNER						PARCEL ID				LOCATION			
JCM REAL ESTATE, LLC C/O RICE JAMES WILLIAM & 54 CEDAR ST, APT 2 ROXBURY, MA 02119						42-148-38				7 GREAT HOLLOW RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						RICE JAMES WILLIAM & JCM REAL ESTATE, LLC				08/14/2023	QS	510,000	35936-249
						WYSOPAL CHRISTOPHER J				06/26/2020	QS	335,000	33021-22
				06/12/2007	99		22102-194						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-376	12/07/2020	3	REPAIR/REMOD	10,000	10/04/2021	LG	100	100
20-176	07/07/2020	9	DECK	7,500	10/27/2020	LG	100	100
02-092	05/14/2002	90	BP NVC	7,500	06/13/2007	JH	100	100

LAND

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

TOTAL	SF	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		WHITMAN HOUSE CONDO				LAND	0	0
Infl1		NOTE				BUILDING	416,900	366,800
Infl2						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>416,900</b>	<b>366,800</b>



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
HEAT = ONE SMALL WALL HEATER IN LIVING ROOM.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2023	LG
MODEL	10		CONDO	LIST	4/14/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1966	SIZE ADJ	0.940	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,177
NET AREA	666	DETAIL ADJ	0.768	COMPLEX	19	WHITMAN HOUSE	0.80	+	WDK	N	ATT WOOD DECK	272		36.50	9,928		
\$NLA(RCN)	\$688	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	+	BAS	L	BASE CONDO AREA	666	1966	669.89	446,149		
				BASEMENT	1	AREA FULL	1.00										
				HEATING	13	NO HEAT	0.96										
				FUEL SOURCE	8	NONE	1.00										
				PLUMBING	1	STANDARD	1.00										
				VIEW/LOC	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		3	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
PCT COMM INT		5.01	1.00														
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	U
																BATHS	U
																HEAT/ELEC	A
																EFF.YR/AGE	1993 / 29
																COND	9 9 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$416,900