

Key: 225

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 165

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
CARR MAUREEN & FRUSTACI JOANNE C/O CARR-FRUSTACI FAMILY TRUST 6 VALLEY CIRCLE BURLINGTON, MA 01803		5-29-10		566 SHORE RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		CARR-FRUSTACI FAMILY TRUS		01/27/2023	F	1 ()	
		CARR MAUREEN & FRUSTACI J		09/14/2021	QS	349,000 34470-109	
		LIPKIN LUANNE G		09/28/1998	QS	94,000 11725-157	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1020	100	CONDOMINIUM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-100	03/02/2022	3	REPAIR/REMOD	30,000	05/30/2023	JN	100 100
21-325X	09/20/2021	4	REHAB	8,233	12/06/2021		100 100
11-038	03/10/2011	4	REHAB	5,700	02/07/2012	FC	100 100

LAND

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

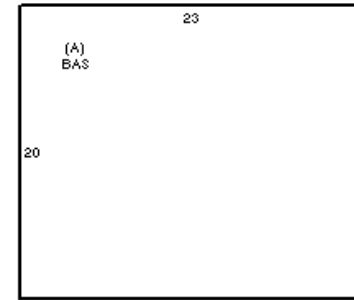
TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE OCEAN BREEZE CONDO				LAND	0	0
Inf1			BUILDING	465,300	372,500			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>465,300</b>	<b>372,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
UNIT CLOSEST TO SHORE RD IN THREE-UNIT BLDG. 420 SF PER PLAN.HEAT = MINISPLIT & ELEC WALL HEATER IN LR/KITCH.)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2023	LG
MODEL	10		CONDO	LIST	5/21/2014	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	460	DETAIL ADJ	1.147	COMPLEX	11	OCEAN BREEZE	0.90
\$NLA(RCN)	\$1,163	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00
				BASEMENT	4	CRAWL	1.00
				HEATING	8	HEAT PUMP	1.02
				FUEL SOURCE	3	ELECTRIC	1.00
				PLUMBING	1	STANDARD	1.00
				VIEW/LOC	5	VERY GOOD	1.25
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		9.4	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	460	1964	1,158.14	532,746

TOTAL RCN	534,846	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1980 / 42	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$465,300	