

Key: 241

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 175

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PERUMALU ANIL & KERNS MICHAEL 425 MASSACHUSETTS AVE, U 1609 CAMBRIDGE, MA 02139				7-7-3				538 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERUMALU ANIL & KERNS MIC				06/06/2016	QS	320,000	29703-99				
MCEVOY MARGARET M				07/25/2012	A		26527-240				
MCEVOY ROSE A TRUST				11/14/2011	99		25831-316				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-219	05/31/2023	9	DECK	30,000				0 0
19-166	05/29/2019	3	REPAIR/REMOD	40,000	08/30/2019	LG	100	100
18-141	04/30/2018	4	REHAB	15,000	08/17/2018	LG	100	100
13-223	09/09/2013	10	ALL OTHERS	9,000	01/31/2013	FC	100	100
		30	CHECK DATA		01/31/2013	FC	100	100

LAND

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

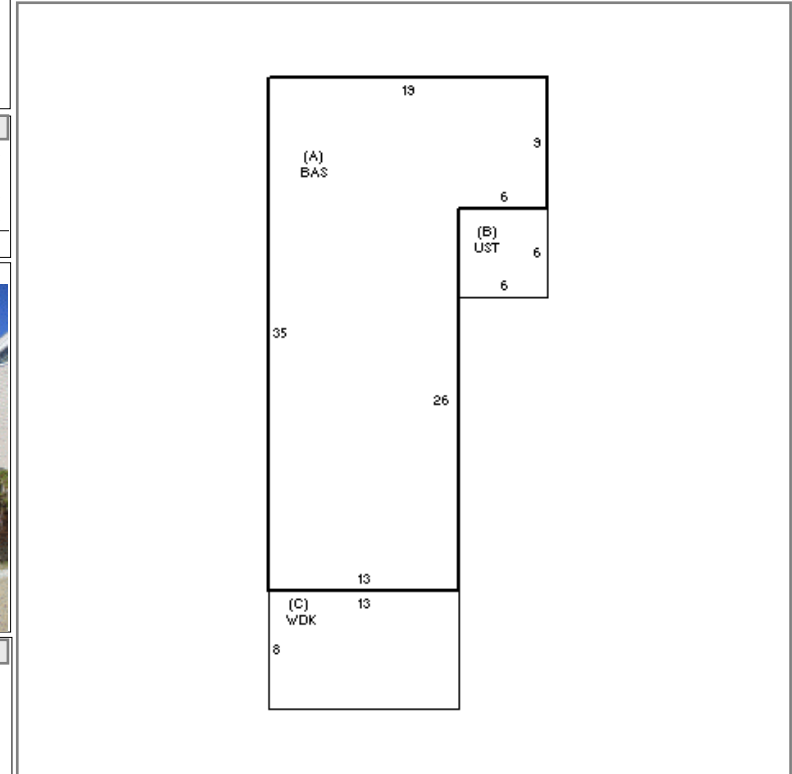
TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1		EBB TIDE ON THE BAY CONDO				BUILDING	479,600	417,200
Inf2						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>479,600</b>	<b>417,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/21/2016
									

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2016	FC
MODEL	10		CONDO	LIST	9/10/2008	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	9/10/2008	FC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	509	DETAIL ADJ	1.130	COMPLEX	7	EBB TIDE	0.90	A	BAS	L	BASE CONDO AREA	509	1950	1,031.67	525,122
\$NLA(RCN)	\$1,047	OVERALL	1.000	CONDO STYLE	8	FLAT	0.95	B	UST	N	UTILITY STORAGE	36		50.61	1,822
				BASEMENT	5	NO BASEMENT	1.00	C	WDK	N	ATT WOOD DECK	104		36.50	3,796
				HEATING	5	ELECTRIC	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				PLUMBING	1	STANDARD	1.00								
				VIEW/LOC	6	EXCELLENT	1.35								



BUILDING

CAPACITY	UNITS	ADJ	TOTAL RCN	532,840
STORIES(FAR)	1	1.00	CONDITION ELEM	CD
ROOMS	4	1.00	EXTERIOR	G
BEDROOMS	2	1.00	INTERIOR	G
BATHROOMS	1	1.00	KITCHEN	U
FIXTURES	3	\$2,100	BATHS	U
PCT COMM INT	17.59	1.00	HEAT/ELEC	U

EFF.YR/AGE	1989 / 33
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$479,600