

Key: 242

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 176

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION		
HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS 30 STEARNS ROAD WEST ROXBURY, MA 02132	7-7-4	538 SHORE RD		
	TRANSFER HISTORY	DOS	T	SALE PRICE
	HDSL STEARNS REALTY TRUST	12/20/2018	QS	284,000
	MAURO JAMES V & BANK OF NEW YORK TRUSTEE	08/29/2008 10/26/2007	S L	154,000 280,508

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-223	09/09/2013	10	ALL OTHERS	9,000	01/31/2013	FC	100	100
10-260	12/15/2010	30	CHECK DATA	6,000	01/31/2013	FC	100	100
		9	DECK		04/30/2012	FC	100	100

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 EBB TIDE ON THE BAY CONDO				LAND	0	0
Inf1			BUILDING	420,800	366,100			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	420,800	366,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
1ST FLR UNIT ON RIGHT FACING BAY. SF FROM PLAN 2/21/14.

BUILDING	CD	ADJ	DESC	MEASURE	2/21/2014	FC
MODEL	10		CONDO	LIST	9/8/2009	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
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	TOTAL RCN	513,208			
NET AREA	505	DETAIL ADJ	1.096	COMPLEX	7	EBB TIDE	0.90	BAS	L		BASE CONDO AREA	505	1950	1,003.42	506,728	CONDITION ELEM CD				
\$NLA(RCN)	\$1,016	OVERALL	1.000	CONDO STYLE	8	FLAT	0.95	WDK	N		ATT WOOD DECK	120		36.50	4,380	EXTERIOR	G			
				BASEMENT	5	NO BASEMENT	1.00											INTERIOR	A	
				HEATING	5	ELECTRIC	0.98											KITCHEN	A	
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	A	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A	
				VIEW/LOC	6	EXCELLENT	1.35											EFF.YR/AGE		1965 / 57
																	COND	18	18 %	
																	FUNC	0		
																	ECON	0		
																	DEPR	18	% GD 82	
																	RCNLD		\$420,800	