

Key: 244

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 178

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION					
MICHAEL FLANNERY 2022 IRREV TR TRS: KATHLEEN DURFEE 30 PENNS HILL RD QUINCY, MA 02169						7-7-6				538 SHORE RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						MICHAEL FLANNERY 2022 IRR				09/30/2022	F	100		35397-158	
						FLANNERY MICHAEL				08/19/2008	QS	130,000		23110-163	
VICKERS SUSAN H				09/06/2002	QS	92,500		15564-144							

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
12-281	11/07/2012	10	ALL OTHERS	20,000	01/31/2013	FC	100	100
10-260	12/15/2010	9	DECK	6,000	04/30/2012	FC	100	100
08-185	09/26/2008	90	BP NVC	2,000	05/19/2009	JH	100	100
03-122	07/21/2003	3	REPAIR/REMOD	3,000	12/31/2003		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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE EBB TIDE ON THE BAY CONDO				LAND	0	0
Infl1			BUILDING	251,000	218,500			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	251,000	218,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/31/2013



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	1.210	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	290	DETAIL ADJ	0.892	COMPLEX	7	EBB TIDE	0.90		BAS	L	BASE CONDO AREA	290	1950	987.70	286,434
\$NLA(RCN)	\$1,006	OVERALL	1.000	CONDO STYLE	8	FLAT	0.95		WDK	N	ATT WOOD DECK	90		36.50	3,285
				BASEMENT	5	NO BASEMENT	1.00								
				HEATING	5	ELECTRIC	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				PLUMBING	1	STANDARD	1.00								
				VIEW/LOC	4	GOOD	1.10								

BUILDING

TOTAL RCN	291,819	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		A
KITCHEN		U
BATHS		U
HEAT/ELEC		A
EFF.YR/AGE 1977 / 45		
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$251,000	