

Key: 288

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 216

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHAPIRO MARTIN J REV TRUST TRS: SHAPIRO MARTIN J & BETTE J 77 FLORENCE ST UNIT 111 CHESTNUT HILL, MA 02467				9-8-1				432 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SHAPIRO MARTIN J REV TRUS				05/17/2007	99			22032-120			
WIND & WAVE REALTY TRUST				03/29/1993	99			8499-336			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-111	07/02/2004	90	BP NVC	2,500	06/01/2006	FC	100	100
01-093	06/01/2001	10	ALL OTHERS	1,500	02/28/2003	TEG	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		WIND & WAVE CONDO				LAND	0	0
Inf1		NOTE				BUILDING	342,500	290,800
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	342,500	290,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	LG
MODEL	10		CONDO	LIST	5/26/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	417,689
NET AREA	572	DETAIL ADJ	0.761	COMPLEX	20	WIND & WAVE	0.57	A	BAS	L	BASE CONDO AREA	572	1900	705.11	403,325	CONDITION ELEM CD	
\$NLA(RCN)	\$730	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	B	WDK	N	ATT WOOD DECK	336		36.50	12,264	EXTERIOR	A
				BASEMENT	5	NO BASEMENT	1.00									INTERIOR	A
				HEATING	7	FL./WALL FURN.	0.99									KITCHEN	U
				FUEL SOURCE	2	GAS	1.00									BATHS	A
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35										
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		12.7	1.00														
																EFF.YR/AGE	1965 / 57
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$342,500

