

Key: 293

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 221

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
UNIT 6 WIND & WAVE CONDO TRUST TRS: CATER GLORIA J & WILLIE J 559 CHESTNUT HILL AVE BROOKLINE, MA 02445-4113				9-8-6				432 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
UNIT 6 WIND & WAVE CONDO				03/03/2008	99	22717-272		22717-272			
CATER GLORIA J				11/22/1985	99	4811-268		4811-268			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-085X	03/17/2020	90	BP NVC	6,000	07/28/2020	LG	100	100
19-377	11/19/2019	4	REHAB	16,000	07/28/2020	LG	100	100
	10/26/2018	20	NO PERMIT		10/26/2018	JN	100	100
07-065	04/11/2007	3	REPAIR/REMODO	5,700	05/06/2008	JH	100	100
06-091	05/09/2006	90	BP NVC	10,600	06/11/2007	JH	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	352,600	306,900
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	352,600	306,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/23/2022



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2022	LG
MODEL	10		CONDO	LIST	5/27/2014	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%]			

BUILDING

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	0.990
NET AREA	529	DETAIL ADJ	0.761
\$NLA(RCN)	\$758	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	20	WIND & WAVE	0.57
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	7	FL./WALL FURN.	0.99
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	529	1900	727.07	384,619
B	UST	N	UTILITY STORAGE	9		50.56	455
+	WDK	N	ATT WOOD DECK	371		36.50	13,542

TOTAL RCN	400,716
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	U
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$352,600

