

Key: 301

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 229

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHAPIRO KENNETH 460 HILLSIDE AVE NEEDHAM, MA 02494				10-5-0				405 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHAPIRO KENNETH				08/19/2011	99	25631-201					
HANSON DEBORAH F				07/25/2007	99	22213-30					
CANDIS ELIZABETH S REV LI				08/25/2005	99	18870-211+					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-165	05/11/2021	1	SINGLE FAM R	190,000	11/30/2022	LG	75	75
08-SM02	06/27/2008	50	SPLIT SUB				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.181	10	1.00	1	630,175	2.75	1	1.00	V1	1.75	313,350

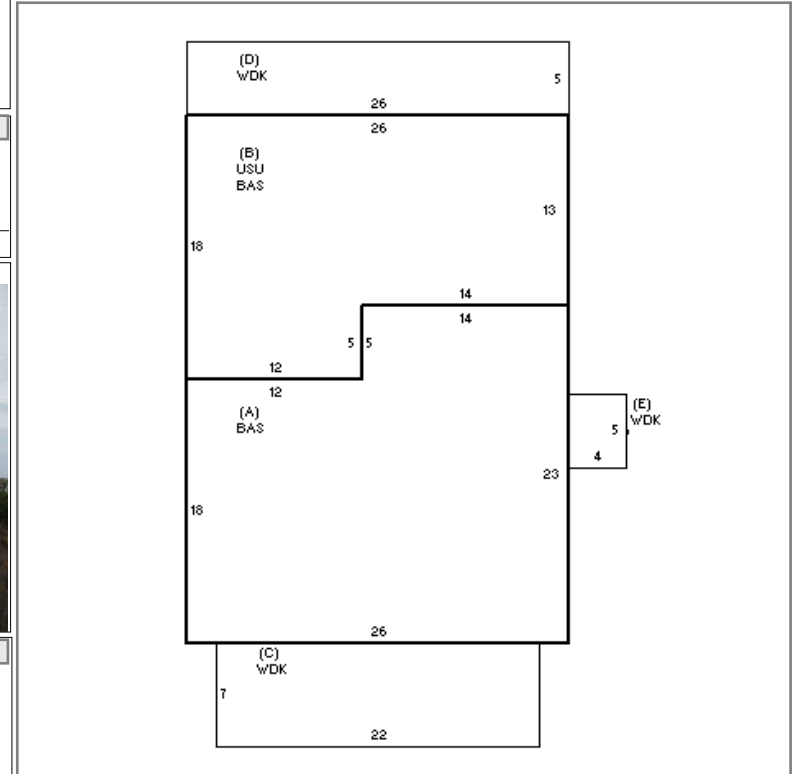
TOTAL	7,894 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE FY23 per BP21-165 moved land from 300-->100			LAND	313,400	272,500	
Inf1	NO ADJ		BUILDING	376,600	80,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	690,000	353,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	LG
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	1	1.00	RANCH [100%]			
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	936	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$537	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	3	1.00		FLOOR COVER			1.00
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	0		1.00
FIXTURES	3	\$2,100		FUEL SOURCE	0		1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	936	2021	430.57	403,018
B	USU	N	UPPER STORY UNF	398		188.53	75,034
+	WDK	N	ATT WOOD DECK	304		72.41	22,014

TOTAL RCN	502,166
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	25 UC
ECON	0
DEPR	25 % GD 75
RCNLD	\$376,600