Key: 330

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 259

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAMILL RONALD & KATHLEEN A 79 MEADOW AVE WAKEFIELD, RI 02879-4106	10-32-4	372 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAMILL RONALD & KATHLEEN	11/05/1999	QS	144,000	12650-194

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

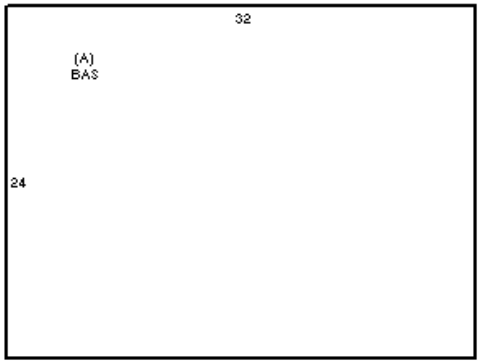
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-156	08/23/2011	90	BP NVC	2,000	02/07/2012	FC	100	100

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
Nbhd		NOTE	SUNSET VILLAGE CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	515,100	453,200
DETACHED	0	0
OTHER	0	0
TOTAL	**515,100**	**453,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/13/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2021	LG
LIST	5/14/2021	LG
REVIEW	7/16/2007	RJM

BLDG COMMENTS

2ND FLR LEFT SIDE. ATTIC ACCESS. 5/14/2021
Owner confirmed interior data by phone (C-19).

YEAR BLT	1988	SIZE ADJ	0.920
NET AREA	768	DETAIL ADJ	0.941
$NLA(RCN)	$754	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	2	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	24.1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	17	SUNSET VLG	0.75
CONDO STYLE	8	FLAT	0.95
BASEMENT	5	NO BASEMENT	1.00
HEATING	5	ELECTRIC	0.98
FUEL SOURCE	3	ELECTRIC	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	768	1988	745.74	572,730
	WDK	N	ATT WOOD DECK	60		36.50	2,190
	WDK	N	ATT WOOD DECK	48		36.50	1,752

TOTAL RCN 578,772

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1988 / 34

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $515,100