

Key: 462

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 358

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
LODI-GRUBER FAMILY TRUST TRS: GRUBER ELIZABETH 15 DUNCLEE STREET NEWTON, MA 02461						21-4-1			174 SHORE RD				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						LODI-GRUBER FAMILY TRUST			03/10/2015	F		28730-255	
GRUBER ELIZABETH &			07/01/1996	QS	80,000	10283-061							
GRUBER ELIZABETH &			07/01/1996	99		10283-060							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC 96-61	05/30/2023	30	CHECK DATA		04/05/2023	LG	100	100
	04/01/1996	10	ALL OTHERS	3,300	06/01/1997		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		NOTE PILGRIM BEACH CONDO				LAND	0	0
Inf1			BUILDING	449,800	383,800			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	449,800	383,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

DETACHED WATERFRONT UNIT. HAS OPEN OUTDOOR SHOWER. Minisplit HVAC

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2023	LG
MODEL	10		CONDO	LIST	4/12/2023	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%]			

YEAR BLT	1955	SIZE ADJ	1.180	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	324	DETAIL ADJ	1.454	COMPLEX	12	PILGRIM BEACH	1.09
\$NLA(RCN)	\$1,693	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00
				BASEMENT	4	CRAWL	1.00
				HEATING	8	HEAT PUMP	1.02
				FUEL SOURCE	3	ELECTRIC	1.00
				PLUMBING	1	STANDARD	1.00
				VIEW/LOC	6	EXCELLENT	1.35
CAPACITY		UNITS	ADJ				
STORIES(FAR)		1	1.00				
ROOMS		2	1.00				
BEDROOMS		1	.97				
BATHROOMS		1	1.00				
FIXTURES		3	\$2,100				
PCT COMM INT		4.74	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	324	1955	1,686.49	546,424

TOTAL RCN	548,524
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 57
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$449,800