Key: 471

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 367

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEVIS MELANIE RUTH **1600 BEACON ST, UNIT 905** **BROOKLINE, MA 02446**	**21-4-10**	**174 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEVIS MELANIE RUTH	06/06/2022	QS	699,900	35168-175
DELUCA ROBERT W & LORI LY	10/30/2000	QS	215,000	13329-239
PERKINS PHYLLIS	07/15/1976	99		2369-291

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MLS	02/01/2023	4	REHAB		02/01/2023	JN	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	PILGRIM BEACH CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	724,900	587,600
DETACHED	0	0
OTHER	0	0
TOTAL	**724,900**	**587,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/05/2023

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	4/5/2023	LG
LIST	4/12/2023	LG
REVIEW	7/13/2007	RJM

BLDG COMMENTS

WATERFRONT UNIT IN 5-UNIT BLDG "A". SF FROM PLAN 2/24/14.

YEAR BLT	1955	SIZE ADJ	0.950
NET AREA	624	DETAIL ADJ	1.471
$NLA(RCN)	$1,320	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	6.32	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	12	PILGRIM BEACH	1.09
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	1	FORCED AIR	1.00
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
	BAS	L	BASE CONDO AREA	624	1955	1,316.79	821,678
	ATU	N	UNF ATTIC			0.00	

TOTAL RCN 823,778

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

EFF.YR/AGE 1983 / 39

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $724,900