Key: 475

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 371

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEADOCK FAMILY TRUST **TRS: WEADOCK THOMAS J JR ET AL** **97 GREEN ST** **NEEDHAM, MA 02492**	**21-4-14**	**174 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEADOCK FAMILY TRUST	08/04/2008	99		23082-14
WEADOCK THOMAS J & MARY E	08/01/1980	99		3131-145

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	05/30/2023	30	CHECK DATA		04/12/2023	LG	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	448,400	383,100
DETACHED	0	0
OTHER	0	0
TOTAL	**448,400**	**383,100**

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

IN BLDG "B" CLOSEST TO SHORE RD & BEHIND BLDG "A". SF FROM PLAN 2/24/14. Minisplit HVAC.

YEAR BLT	1955	SIZE ADJ	0.950
NET AREA	600	DETAIL ADJ	0.999
$NLA(RCN)	$911	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	5.19	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	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	2	FAIR	0.90

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	600	1955	907.84	544,701

TOTAL RCN	546,801

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			$448,400