Key: 478

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 374

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICKERSON IRREVOCABLE TRUST TRS LINDBERG LAURA 8 DEER RUN DRIVE WESTFORD, MA 01886	21-4-17	174 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICKERSON IRREVOCABLE TRU	01/08/2016	A		29382-90
NICKERSON RUTH A	09/13/1976	99		2396-142

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-019	01/10/2023	4	REHAB	27,500	04/12/2023	LG	100	100
05-034	04/05/2005	4	REHAB	29,000	06/09/2006	FC	100	100
93-020	03/01/1993	9	DECK	4,200	04/20/1994		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	785,600	670,900
DETACHED	0	0
OTHER	0	0
TOTAL	**785,600**	**670,900**

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 "C" BEHIND COTTAGE 5. BAS SF FROM PLAN 2/24/14. BAS@182=CATH CLG (13x14) IN LEFT FRONT. BSMT= COMMON AREA. FIN ATTIC W/ HALF BATH & REAR DORMER BUT NO AMENDED

YEAR BLT	1955	SIZE ADJ	0.860
NET AREA	1,081	DETAIL ADJ	1.222
$NLA(RCN)	$734	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
PCT COMM INT	6.09	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	4	GOOD	1.10

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	ATF	L	FINISHED ATTIC	428	2005	477.43	204,339
	BAS	L	BASE CONDO AREA	471	1955	882.37	415,598
	BAS	L	BASE CONDO AREA	182	1955	882.37	160,592
	WDK	N	ATT WOOD DECK	260		36.50	9,490

TOTAL RCN	793,519

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

EFF.YR/AGE	2017 / 5	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD		$785,600