

Key: 533

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 447

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
JUSTICE FAITH 44 CHURCHILL ST NEWTONVILLE, MA 02460				22-44-9				125 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				JUSTICE FAITH				11/13/2020	QS	189,000	(C137-9)	
ROMANO GREGORY J & CAROLE				06/02/2006	QS	173,000	(C137-9)					
ENRIGHT MARK				01/05/2000	QS	57,000	(C137-9)					

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		03/31/2023	LG	100	100
97-059	05/01/1997	4	REHAB	1,500	04/01/1998		100	100
92-045	05/01/1992	10	ALL OTHERS	600	09/09/1992		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE HIGHLAND ACRES CONDO				LAND	0	0
Inf1			BUILDING	210,900	177,900			
Inf2			DETACHED	300	0			
			OTHER	0	0			
			TOTAL	211,200	177,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 A	0.75 IRREG 10*18		180	2.30	300



BUILDING	CD	ADJ	DESC	MEASURE	3/31/2023	LG
MODEL	10		CONDO	LIST	5/9/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplit.

YEAR BLT	1960	SIZE ADJ	1.185	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,021		
NET AREA	315	DETAIL ADJ	0.742	COMPLEX	8	HIGHLAND ACRES	0.75	A	BAS	L	BASE CONDO AREA	252	1960	870.09	219,262	CONDITION ELEM	CD		
\$NLA(RCN)	\$797	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	A	ATF	L	FINISHED ATTIC	63	1960	470.78	29,659	EXTERIOR	A		
				BASEMENT	5	NO BASEMENT	1.00		ODS	O	OUTDOOR SHOWER	1		0.00		INTERIOR	G		
				HEATING	8	HEAT PUMP	1.02									KITCHEN	A		
				FUEL SOURCE	2	GAS	1.00									BATHS	A		
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A		
				VIEW/LOC	99	N/A	1.00												
																		EFF.YR/AGE	1971 / 51
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$210,900