Key: 538

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 452

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRASCARELLI WILLIAM A 15 HERBERTSON RD JAMAICA PLAIN, MA 02130	22-44-15	125 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRASCARELLI WILLIAM A	05/04/1998	QS	37,900	(C137-15)

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	L6A	FRNT	0
Nbhd		NOTE	HIGHLAND ACRES CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	231,000	201,300
DETACHED	0	0
OTHER	0	0
TOTAL	**231,000**	**201,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/31/2023

BLDG COMMENTS

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	3/31/2023	LG
LIST	6/6/2014	FC
REVIEW	7/16/2007	RJM

YEAR BLT	1960	SIZE ADJ	1.165
NET AREA	338	DETAIL ADJ	0.720
$NLA(RCN)	$834	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
PCT COMM INT	6.83	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	8	HIGHLAND ACRES	0.75
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	13	NO HEAT	0.96
FUEL SOURCE	8	NONE	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	338	1960	821.08	277,524

TOTAL RCN	281,724
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		$231,000