

Key: 545

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 458

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION					
FERRANTE JOSEPH 34 ROSSMORE RD UNIT 2 JAMAICA PLAIN, MA 02130						22-45-4				132 SHORE RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						FERRANTE JOSEPH				08/11/2020	U	189,050 (C223-4)			
MEILLEUR LARRY				03/11/2005	QS	145,000 (C223-4)									
MCCARTHY BRIAN J				08/15/2003	QS	95,000 (C223-4)									

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	05/26/2023	30	CHECK DATA		03/30/2023	LG	100	100
12-051	03/06/2012	3	REPAIR/REMOD	7,000	02/20/2013	FC	100	100
06-066	04/06/2006	3	REPAIR/REMOD	5,000	06/15/2007	JH	100	100

LAND

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 BRAEMAR CONDO				LAND	0	0
Inf1			BUILDING	183,600	159,000			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>183,600</b>	<b>159,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/30/2023

**BLDG COMMENTS**  
UPPER FLOOR UNIT/OLDER SECTION. SF FROM PLAN 2/25/14. FRONT WALKWAYS+DECKS=COMMON AREA. Combination convection/microwave wall oven. Minisplit.

UNIT 4=2ND FLR (3TH UNIT FROM LEFT ABOVE UNIT 3)

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	3/30/2023	LG
LIST	5/16/2023	LG
REVIEW	7/16/2007	RJM

YEAR BLT	1965	SIZE ADJ	1.180
NET AREA	320	DETAIL ADJ	0.494
\$NLA(RCN)	\$604	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	3	BRAEMAR	0.50
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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	320	1965	575.93	184,296
	OPA	N	OPEN PORCH	128		53.40	6,835

TOTAL RCN	193,231
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	E
KITCHEN	U
BATHS	U
HEAT/ELEC	U

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	2	1.00
BEDROOMS	1	.97
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
PCT COMM INT	1.8	1.00

EFF.YR/AGE	2005 / 17
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$183,600